SAA
Scottish Assessors' Association

Cost Guide Index

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Generic Category	Abattoirs
CG Code	STS001
Specific	Meat Processing Facility
Descriptive	Single storey meat processing factory with mezzanine offices.
Tech1	Over 500m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,756
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Concrete foundations and slab; metal/concrete upper floor. Timber stairs. Steel frame, roof and wall cladding. Facing brick/block walls. Double glazed aluminium windows. Block partitions. Flush doors. Plaster and tiles to walls; carpet, quarry tile and cementious polymer flooring; plasterboard and suspended ceilings. Fittings. Abattoir and hygiene equipment. Floor drains and disposal. Includes prime cost sum for heating, electrics, sanitary ware and wash-down system; refrigeration and air conditioning. Loading dock.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Advertising Structures
CG Code	60A00K
Specific	Circular Drum
Descriptive	Double Panel - illuminated
Tech1	-
Tech2	-
Unit size	Single
Unit of measurement	Each
ERC	£3,388
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Free standing circular drum advertising display with double height panels, illuminated. Cast body fitted wrap around displays comprising aluminium frame and transluscent cover for advertising displays. Base set into concrete pad foundation.
Referencing details	Note if illuminated panels are incorporated behind advertising display
Cost information notes	Extra for rotating unit use code 60A00V1, Extra for seating use code 60A00V2
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If illuminated or rotating add for electrical connection use code 60A00V3
Photo description	Free standing circular drum advertising display with double height panels, illuminated or non-iluminated
Photo notes	Typical example of circular drum advertising displays

Photo1

Photo2

Photo3

Back

Generic Category	Advertising Structures
CG Code	60A00P
Specific	Circular Drum
Descriptive	Double Panel - non illuminated
Tech1	-
Tech2	-
Unit size	Single
Unit of measurement	Each
ERC	£3,204
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Free standing circular drum advertising display with double height panels,non-illuminated. Cast body fitted wrap around displays comprising aluminium frame and transluscent cover for advertising displays. Base set into concrete pad foundation.
Referencing details	Note if illuminated panels are incorporated behind advertising display
Cost information notes	Extra for rotating unit use code 60A00V1, Extra for seating use code 60A00V2
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If illuminated or rotating add for electrical connection use code 60A00V3
Photo description	Free standing circular drum advertising display with double height panels, illuminated or non-iluminated
Photo notes	Typical example of circular drum advertising displays

Photo1

Photo2

Photo3

Back

Generic Category	Advertising Structures
CG Code	60A00A
Specific	Circular Drum
Descriptive	Single Panel - illuminated
Tech1	-
Tech2	-
Unit size	Single
Unit of measurement	Each
ERC	£1,831
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Free standing circular drum advertising display with single height panels, illuminated. Cast body fitted wrap around displays comprising aluminium frame and transluscent cover for advertising displays. Base set in concrete pad foundation.
Referencing details	Note if illuminated panels are incorporated behind advertising display
Cost information notes	Extra for rotating unit use code 60A00V1, Extra for seating use code 60A00V2
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If illuminated or rotating add for electrical connection use code 60A00V3
Photo description	See circular drum double panel for typical example of a circular drum advertising display
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Advertising Structures
CG Code	60A00F
Specific	Circular Drum
Descriptive	Single Panel - non illuminated
Tech1	-
Tech2	-
Unit size	Single
Unit of measurement	Each
ERC	£1,648
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Free standing circular drum advertising display over single height panels, non illuminated. Cast body fitted wrap around displays comprisinf aluminium frame and transluscent cover for advertising displays. Base set into concrete pad foundation.
Referencing details	Note if illuminated panels are incorporated behind advertising display
Cost information notes	Extra for rotating unit use code 60A00V1, Extra for seating use code 60A00V2
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If illuminated or rotating add for electrical connection use code 60A00V3
Photo description	See circular drum double panel for typical example of a circular drum advertising display
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Advertising Structures
CG Code	60AP01
Specific	Digital Screen Circular
Descriptive	Freestanding Pole Mounted
Tech1	6m approx. height of pole
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£14,231
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Digital display screen mounted min. 2.5m above ground level on pole. Electrical connections provided. Pole incorporates receiver for transmissions. Diameter approx. 600mm and height 2m.
Referencing details	-
Cost information notes	Includes cost of foundations and electrical connections.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Circular pole mounted digital display - including speakers.
Photo notes	-

Photo1

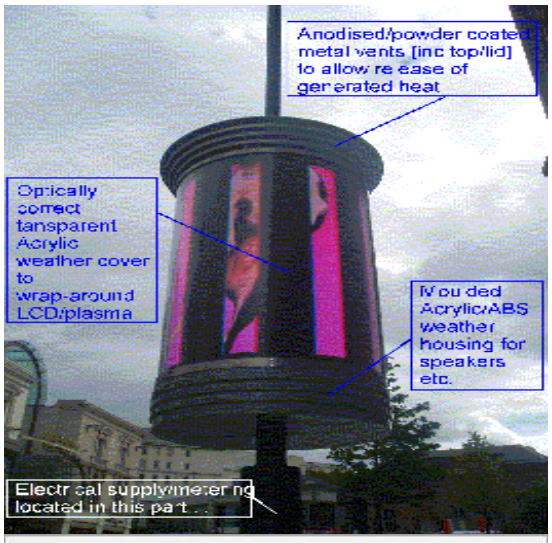

Photo2

Photo3

Back

Generic Category	Advertising Structures
CG Code	60A20A
Specific	Display Lighting
Descriptive	Tubular
Tech1	Hot Cathode
Tech2	-
Unit size	-
Unit of measurement	m
ERC	£154
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Designed to capture attention in a few words: Backlighting to provide illumination to display boards. Priced to modern day equivalent - LED backlighting.
Referencing details	Panels 600mm deep allowed, priced per m.
Cost information notes	Usually used on displays 8 sheets or above
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Supply cable
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	For double strip flourescent illumination add 25%
Photo description	All larger format - 8 sheets and above
Photo notes	Illumination display hoardings where fluorescent lighting is provided externally. For other types of illumination see "Display Lighting - Tubes" and "Hoardings - Wall Mounted Light Boxes".

Photo1

Photo2

Photo3

Back

Generic Category	Advertising Structures
CG Code	60A20F
Specific	Display Lighting
Descriptive	Tubular
Tech1	Cold Cathode
Tech2	-
Unit size	-
Unit of measurement	m
ERC	£154
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Designed to capture attention in a few words: Backlighting to provide illumination to display boards. Priced to modern day equivalent - LED backlighting.
Referencing details	Panels 600mm deep allowed, priced per m.
Cost information notes	Usually used on displays 8 sheets or above
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Supply cable
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	For double strip flourescent illumination add 25%
Photo description	All larger format - 8 sheets and above
Photo notes	Illumination display hoardings where fluorescent lighting is provided externally. For other types of illumination see "Display Lighting - Tubes" and "Hoardings - Wall Mounted Light Boxes".

Photo1

Photo2

Photo3

Back

Generic Category	Advertising Structures
CG Code	60A20K
Specific	Display Lighting
Descriptive	Tubular
Tech1	Fluorescent Tube
Tech2	Single
Unit size	-
Unit of measurement	m
ERC	£154
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Designed to capture attention in a few words: Backlighting to provide illumination to display boards. Priced to modern day equivalent - LED backlighting.
Referencing details	Hoardings are designed to catch attention and therefore only include a few words, are printed in big letters and contain very bright colours. Length of tubes in m.
Cost information notes	Panels 600mm deep allowed, priced per m.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	All larger format - 8 sheet and above.
Photo notes	Illuminated display hoardings when fluorescent lighting is provided externally. For other types of lighting see "Display Lighting - Tubes" and "Hoardings - Wall Mounted Light Boxes".

Photo1

Photo2

Photo3

Back

Generic Category	Advertising Structures
CG Code	60A20P
Specific	Display Lighting
Descriptive	Tubular
Tech1	Fluorescent Tube
Tech2	Double
Unit size	-
Unit of measurement	m
ERC	£192
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Designed to capture attention in a few words: Backlighting to provide illumination to display boards. Priced to modern day equivalent - LED backlighting.
Referencing details	Hoardings are designed to catch attention and therefore only include a few words, are printed in big letters and contain very bright colours. Length of tubes in m.
Cost information notes	Panels 600mm deep allowed, priced per m.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	All larger format - 8 sheet and above.
Photo notes	Illuminated display hoardings when fluorescent lighting is provided externally. For other types of lighting see "Display Lighting - Tubes" and "Hoardings - Wall Mounted Light Boxes".

Photo1

Photo2

Photo3

Back

Generic Category	Advertising Structures
CG Code	60A20T
Specific	Display Lighting
Descriptive	Tubular
Tech1	Supply Cable
Tech2	40m
Unit size	-
Unit of measurement	Each
ERC	£1,522
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Supply cable for external lighting. Ancilliary item associated with hot cathode / cold cathode / fluorescent tube lighting
Referencing details	-
Cost information notes	40m included
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	All larger format 8 sheets and above
Photo notes	Illuminated display hoardings where fluorescent lighting is provided externally. For other types of illumination see "Display Lighting - Tubes" and "Hoardings - Wall Mounted Light Boxes".

Photo1

Photo2

Photo3

Back

Generic Category	Advertising Structures
CG Code	60A30A
Specific	Forecourt Panel
Descriptive	4 sheet
Tech1	Single Sided
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£1,190
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Square, floor mounted advertising structrure with hollow metal freestanding display frame. Base and opening leaf are constructed from high quality silver anodiosed aluminium. Vandal resistant via a conceiled lock, waterproof (double seal). Size approx 1.02 x 1.52m.
Referencing details	Price includes supply, installation and delivery charges.
Cost information notes	Costs as per non-illuminated. If illuminated add using code 60A00V7. For lighting see, "display lighting".
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Advertising Structures
CG Code	60A30F
Specific	Forecourt Panel
Descriptive	4 sheet
Tech1	Double Sided
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£1,910
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Square, floor mounted advertising structrure with hollow metal freestanding display frame. Base and opening leaf are constructed from high quality silver anodiosed aluminium. Vandal resistant via a conceiled lock, waterproof (double seal). Size approx 1.02 x 1.52m.
Referencing details	Price includes supply, installation and delivery charges.
Cost information notes	Costs as per non-illuminated. If illuminated add using code 60A00V7. For lighting see, "display lighting".
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Advertising Structures
CG Code	60A30K
Specific	Forecourt Panel
Descriptive	6 sheet
Tech1	Single Sided
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£1,620
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Square, floor mounted advertising structure with hollow metal freestanding display frame. Base and opening leaf are constructed from high quality silver anodiosed aluminium. Vandal resistant via a concealed lock, waterproof (double seal). Size approx 1.2 x 1.8m.
Referencing details	Price includes supply, installation and delivery charges.
Cost information notes	Costs as per non-illuminated. If illuminated add using code 60A00V7. For lighting see, "display lighting".
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Advertising Structures
CG Code	60A30P
Specific	Forecourt Panel
Descriptive	6 sheet
Tech1	Double Sided
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£2,987
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Square, floor mounted advertising structure with hollow metal freestanding display frame. Base and opening leaf are constructed from high quality silver anodiosed aluminium. Vandal resistant via a concealed lock, waterproof (double seal). Size approx 1.29 x 1.94m.
Referencing details	Price includes supply, installation and delivery charges.
Cost information notes	Costs as per non-illuminated. If illuminated add using code 60A00V7. For lighting see, "display lighting".
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Advertising Structures
CG Code	60A02K
Specific	Four Sided Quadrangle
Descriptive	Double Panel - Illuminated
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£5,551
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Four sided quadrangle. Double panel height, illuminated. Hollow metal box section frame incorporating metal advertising display panel to all four sides. Fixing methods include mechanical fixings to base plate or support post set into concrete pad foundation.
Referencing details	Record whether single or double panel and if illumination is provided with fluourescent down lighters.
Cost information notes	Add for planning application fee.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Four sided quadrangle: single or double panel height, illuminated or non illuminated.
Photo notes	-

Photo1

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Generic Category	Advertising Structures
CG Code	60A02P
Specific	Four Sided Quadrangle
Descriptive	Double Panel, non illuminated
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£4,544
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Four sided quadrangle. Double panel height, non-illuminated. Hollow metal box section frame incorporating metal advertising display panel to all four sides. Fixing methods include mechanical fixings to base plate or support post set into concrete pad foundation.
Referencing details	Record whether single or double panel and if illumination is provided with fluourescent down lighters.
Cost information notes	Add for planning application fee.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Four sided quadrangle: single or double panel height, illuminated or non illuminated.
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Advertising Structures
CG Code	60A02A
Specific	Four Sided Quadrangle
Descriptive	Single Panel - illuminated
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£4,469
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Four sided quadrangle. Single panel height, illuminated. Hollow metal box section frame incorporating metal advertising display panel to all four sides. Fixing methods include mechanical fixings to base plate or support post set into concrete pad foundation.
Referencing details	Record whether single or double panel and if illumination is provided with fluourescent down lighters.
Cost information notes	Add for planning application fee.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Four sided quadrangle: single or double panel height, illuminated or non illuminated.
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Advertising Structures
CG Code	60A02F
Specific	Four Sided Quadrangle
Descriptive	Single Panel - non illuminated
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£3,817
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Four sided quadrangle. Single panel height, non illuminated. Hollow metal box section frame incorporating metal advertising display panel to all four sides. Fixing methods include mechanical fixings to base plate or support post set into concrete pad foundation.
Referencing details	Record whether single or double panel and if illumination is provided with fluourescent down lighters.
Cost information notes	Add for planning application fee.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Four sided quadrangle: single or double panel height, illuminated or non illuminated.
Photo notes	-

Photo1

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Generic Category	Advertising Structures
CG Code	60A04A
Specific	Hoarding
Descriptive	Freestanding
Tech1	Timber
Tech2	Crown 8
Unit size	One
Unit of measurement	Each
ERC	£1,001
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Hoardings - Freestanding - Timber. Typically the construction comprises a metal or plywood faced signboard with painted softwood frame surround, mechanically fixed to vertical metal stanchions set into concrete pad foundations. Freestanding hoardings (excluding lighting). An advertising hoarding is a large outdoor signboard found in places with high traffic such as cities, roads and motorways, aiming to show large advertisements to pedestrians and drivers. Some supports are wholly timber with stays, but the difference in cost compared to steel stanchions (which require no stays) is not significant. The size of hoardings directly relates to the number of Crown Posters they can display. The dimensions for a Crown Poster are 412.8 x 533.4 mm.
Referencing details	Number of sheets or dimensions.
Cost information notes	Costs as per non-illuminated. Price includes supply, installation and delivery charges. Add for planning application fee.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Photo 1 - General typical street view. Photo 2 - Typical frames with timber supports. Photo 3 - Rear view of typical supporting framework. Note - concrete foundation blocks may be flush with ground and not projecting.

Photo notes -

Photo1

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Photo3

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Generic Category	Advertising Structures
CG Code	60A04D
Specific	Hoarding
Descriptive	Freestanding
Tech1	Timber
Tech2	Crown 12
Unit size	One
Unit of measurement	Each
ERC	£1,335
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Hoardings - Freestanding - Timber. Typically the construction comprises a metal or plywood faced signboard with painted softwood frame surround, mechanically fixed to vertical metal stanchions set into concrete pad foundations. Freestanding hoardings (excluding lighting). An advertising hoarding is a large outdoor signboard found in places with high traffic such as cities, roads and motorways, aiming to show large advertisements to pedestrians and drivers. Some supports are wholly timber with stays, but the difference in cost compared to steel stanchions (which require no stays) is not significant. The size of hoardings directly relates to the number of Crown Posters they can display. The dimensions for a Crown Poster are 412.8 x 533.4 mm.
Referencing details	Number of sheets or dimensions.
Cost information notes	Costs as per non-illuminated. Price includes supply, installation and delivery charges. Add for planning application fee.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Costs as per non-illuminated. Price includes supply, installation and delivery charges. Add for planning application fee. For lighting see, "display lighting".

Photo description Costs as per non-illuminated. Price includes supply, installation and delivery charges. Add for planning application fee. Planning fees for England can be obtained from the Planning Portal (www.planningportal.gov.uk), which has a link to the latest fees. Gurrent guide (as from 17th January 2018 onwards is £462 for advertisements which are neither directional or busisness premesis). for lighting see, "display lighting".

Photo notes -

Photo1

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Generic Category	Advertising Structures
CG Code	60A04G
Specific	Hoarding
Descriptive	Freestanding
Tech1	Timber
Tech2	Crown 16
Unit size	One
Unit of measurement	Each
ERC	£1,659
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Hoardings - Freestanding - Timber. Typically the construction comprises a metal or plywood faced signboard with painted softwood frame surround, mechanically fixed to vertical metal stanchions set into concrete pad foundations. Freestanding hoardings (excluding lighting). An advertising hoarding is a large outdoor signboard found in places with high traffic such as cities, roads and motorways, aiming to show large advertisements to pedestrians and drivers. Some supports are wholly timber with stays, but the difference in cost compared to steel stanchions (which require no stays) is not significant. The size of hoardings directly relates to the number of Crown Posters they can display. The dimensions for a Crown Poster are 412.8 x 533.4 mm.
Referencing details	Number of sheets or dimensions.
Cost information notes	Costs as per non-illuminated. Price includes supply, installation and delivery charges. Add for planning application fee.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Photo 1 - General typical street view. Photo 2 - Typical frames with timber supports. Photo 3 - Rear view of typical supporting framework. Note - concrete foundation blocks may be flush with ground and not projecting.

Photo notes -

Photo1

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Photo3

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Generic Category	Advertising Structures
CG Code	60A04K
Specific	Hoarding
Descriptive	Freestanding
Tech1	Timber
Tech2	Crown 32
Unit size	One
Unit of measurement	Each
ERC	£2,206
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Hoardings - Freestanding - Timber. Typically the construction comprises a metal or plywood faced signboard with painted softwood frame surround, mechanically fixed to vertical metal stanchions set into concrete pad foundations. Freestanding hoardings (excluding lighting). An advertising hoarding is a large outdoor signboard found in places with high traffic such as cities, roads and motorways, aiming to show large advertisements to pedestrians and drivers. Some supports are wholly timber with stays, but the difference in cost compared to steel stanchions (which require no stays) is not significant. The size of hoardings directly relates to the number of Crown Posters they can display. The dimensions for a Crown Poster are 412.8 x 533.4 mm.
Referencing details	Number of sheets or dimensions.
Cost information notes	Costs as per non-illuminated. Price includes supply, installation and delivery charges. Add for planning application fee.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Photo 1 - General typical street view. Photo 2 - Typical frames with timber supports. Photo 3 - Rear view of typical supporting framework. Note - concrete foundation blocks may be flush with ground and not projecting.

Photo notes -

Photo1

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Generic Category	Advertising Structures
CG Code	60A04M
Specific	Hoarding
Descriptive	Freestanding
Tech1	Timber
Tech2	Crown 48
Unit size	One
Unit of measurement	Each
ERC	£2,894
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Hoardings - Freestanding - Timber. Typically the construction comprises a metal or plywood faced signboard with painted softwood frame surround, mechanically fixed to vertical metal stanchions set into concrete pad foundations. Freestanding hoardings (excluding lighting). An advertising hoarding is a large outdoor signboard found in places with high traffic such as cities, roads and motorways, aiming to show large advertisements to pedestrians and drivers. Some supports are wholly timber with stays, but the difference in cost compared to steel stanchions (which require no stays) is not significant. The size of hoardings directly relates to the number of Crown Posters they can display. The dimensions for a Crown Poster are 412.8 x 533.4 mm.
Referencing details	Number of sheets or dimensions.
Cost information notes	Costs as per non-illuminated. Price includes supply, installation and delivery charges. Add for planning application fee.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Photo 1 - General typical street view. Photo 2 - Typical frames with timber supports. Photo 3 - Rear view of typical supporting framework. Note - concrete foundation blocks may be flush with ground and not projecting.

Photo notes -

Photo1

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Photo3

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Generic Category	Advertising Structures
CG Code	60A04P
Specific	Hoarding
Descriptive	Freestanding
Tech1	Timber
Tech2	Crown 64
Unit size	One
Unit of measurement	Each
ERC	£3,709
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Hoardings - Freestanding - Timber. Typically the construction comprises a metal or plywood faced signboard with painted softwood frame surround, mechanically fixed to vertical metal stanchions set into concrete pad foundations. Freestanding hoardings (excluding lighting). An advertising hoarding is a large outdoor signboard found in places with high traffic such as cities, roads and motorways, aiming to show large advertisements to pedestrians and drivers. Some supports are wholly timber with stays, but the difference in cost compared to steel stanchions (which require no stays) is not significant. The size of hoardings directly relates to the number of Crown Posters they can display. The dimensions for a Crown Poster are 412.8 x 533.4 mm.
Referencing details	Number of sheets or dimensions.
Cost information notes	Costs as per non-illuminated. Price includes supply, installation and delivery charges. Add for planning application fee.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Photo 1 - General typical street view. Photo 2 - Typical frames with timber supports. Photo 3 - Rear view of typical supporting framework. Note - concrete foundation blocks may be flush with ground and not projecting.

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Advertising Structures
CG Code	60A04T
Specific	Hoarding
Descriptive	Freestanding
Tech1	Timber
Tech2	Crown 96
Unit size	One
Unit of measurement	Each
ERC	£5,161
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Hoardings - Freestanding - Timber. Typically the construction comprises a metal or plywood faced signboard with painted softwood frame surround, mechanically fixed to vertical metal stanchions set into concrete pad foundations. Freestanding hoardings (excluding lighting). An advertising hoarding is a large outdoor signboard found in places with high traffic such as cities, roads and motorways, aiming to show large advertisements to pedestrians and drivers. Some supports are wholly timber with stays, but the difference in cost compared to steel stanchions (which require no stays) is not significant. The size of hoardings directly relates to the number of Crown Posters they can display. The dimensions for a Crown Poster are 412.8 x 533.4 mm.
Referencing details	Number of sheets or dimensions.
Cost information notes	Costs as per non-illuminated. Price includes supply, installation and delivery charges. Add for planning application fee.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Photo 1 - General typical street view. Photo 2 - Typical frames with timber supports. Photo 3 - Rear view of typical supporting framework. Note - concrete foundation blocks may be flush with ground and not projecting.

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Advertising Structures
CG Code	60A04V
Specific	Hoarding
Descriptive	Freestanding
Tech1	Timber
Tech2	Crown 192
Unit size	One
Unit of measurement	Each
ERC	£9,626
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Hoardings - Freestanding - Timber. Typically the construction comprises a metal or plywood faced signboard with painted softwood frame surround, mechanically fixed to vertical metal stanchions set into concrete pad foundations. Freestanding hoardings (excluding lighting). An advertising hoarding is a large outdoor signboard found in places with high traffic such as cities, roads and motorways, aiming to show large advertisements to pedestrians and drivers. Some supports are wholly timber with stays, but the difference in cost compared to steel stanchions (which require no stays) is not significant. The size of hoardings directly relates to the number of Crown Posters they can display. The dimensions for a Crown Poster are 412.8 x 533.4 mm.
Referencing details	Number of sheets or dimensions.
Cost information notes	Costs as per non-illuminated. Price includes supply, installation and delivery charges. Add for planning application fee.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Photo 1 - General typical street view. Photo 2 - Typical frames with timber supports. Photo 3 - Rear view of typical supporting framework. Note - concrete foundation blocks may be flush with ground and not projecting.

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Advertising Structures
CG Code	60A06A
Specific	Hoarding
Descriptive	Freestanding
Tech1	Metal
Tech2	Crown 12 Sheet
Unit size	-
Unit of measurement	Each
ERC	£2,206
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding metal single aspect display erected on steel support stanchions with a metal box frame with acrylic glazing. Stanchions set within concrete pad foundations. Approx size 3.05m x 1.52m (12 sheet).
Referencing details	-
Cost information notes	Costs as per non-illuminated. Price includes supply, installation and delivery charges. Add for planning application fee.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	For site difficulties - limited access such as a traffic island or over 5m above ground level - add 2.5% to cost.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Advertising Structures
CG Code	60A06F
Specific	Hoarding
Descriptive	Freestanding
Tech1	Metal
Tech2	Crown 48 Sheet
Unit size	-
Unit of measurement	Each
ERC	£7,473
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding metal single aspect display erected on steel support stanchions with a metal box frame with acrylic glazing. Stanchions set within concrete pad foundations. Approx size 6.1m x 3.05m (48 sheet).
Referencing details	-
Cost information notes	Costs as per non-illuminated. Price includes supply, installation and delivery charges. Add for planning application fee.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	For site difficulties - limited access such as a traffic island or over 5m above ground level - add 2.5% to cost.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Advertising Structures
CG Code	60A06K
Specific	Hoarding
Descriptive	Freestanding
Tech1	Metal
Tech2	Crown 96 Sheet
Unit size	-
Unit of measurement	Each
ERC	£14,486
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding metal single aspect display erected on steel support stanchions with a metal box frame with acrylic glazing. Stanchions set within concrete pad foundations. Approx size 12.2m x 3.05m (96 sheet).
Referencing details	-
Cost information notes	Costs as per non-illuminated. Price includes supply, installation and delivery charges. Add for planning application fee.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	For site difficulties - limited access such as a traffic island or over 5m above ground level - add 2.5% to cost.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Advertising Structures
CG Code	60A06M
Specific	Hoarding
Descriptive	Freestanding
Tech1	Metal
Tech2	Crown 192 Sheet
Unit size	-
Unit of measurement	Each
ERC	£28,512
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding metal single aspect display erected on steel support stanchions with a metal box frame with acrylic glazing. Stanchions set within concrete pad foundations. Approx size 24.4m x 3.05m (192 sheet).
Referencing details	-
Cost information notes	Costs as per non-illuminated. Price includes supply, installation and delivery charges. Add for planning application fee.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	For site difficulties - limited access such as a traffic island or over 5m above ground level - add 2.5% to cost.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Advertising Structures
CG Code	60A72D
Specific	Hoarding
Descriptive	Large format Scrollers
Tech1	Crown 48 Sheet
Tech2	Freestanding
Unit size	-
Unit of measurement	Each
ERC	£42,624
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	These structures comprise a metal box frame and are internally illuminated as a light box with internal mechanism to enable more than one advert to be displayed as each advert scrolls into view. Steel box stanchions set into concrete pad foundations support freestanding structure.
Referencing details	-
Cost information notes	Illumination included in the cost as this item is typically backlit.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	For site difficulties - limited access such as a traffic island or over 5.0m above ground level add 2.5% to cost.
Photo description	Large Format Scrollers
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Advertising Structures
CG Code	60A72F
Specific	Hoarding
Descriptive	Large format Scrollers
Tech1	Crown 48 Sheet
Tech2	Wall Mounted
Unit size	-
Unit of measurement	Each
ERC	£40,595
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	These structures comprise a metal box frame and are internally illuminated as a light box with internal mechanism to enable more than one advert to be displayed as each advert scrolls into view. Mechanically fixed to walls on a support frame or directly onto the structure.
Referencing details	-
Cost information notes	Add Planning fees Illumination included in the cost as this item is typically backlit.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	For site difficulties - limited access such as a traffic island or over 5.0m above ground level add 2.5% to cost.
Photo description	Large Format Scrollers
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Advertising Structures
CG Code	60A72H
Specific	Hoarding
Descriptive	Large format Scrollers
Tech1	Crown 96 Sheet
Tech2	Freestanding
Unit size	-
Unit of measurement	Each
ERC	£75,101
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	These structures comprise a metal box frame and are internally illuminated as a light box with internal mechanism to enable more than one advert to be displayed as each advert scrolls into view. Steel box stanchions set into concrete pad foundations support freestanding structure.
Referencing details	-
Cost information notes	Add Planning fees Illumination included in the cost as this item is typically backlit.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	For site difficulties - limited access such as a traffic island or over 5.0m above ground level add 2.5% to cost.
Photo description	Large format Scrollers
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Advertising Structures
CG Code	60A72J
Specific	Hoarding
Descriptive	Large format Scrollers
Tech1	Crown 96 Sheet
Tech2	Wall Mounted
Unit size	-
Unit of measurement	Each
ERC	£73,071
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	These structures comprise a metal box frame and are internally illuminated as a light box with internal mechanism to enable more than one advert to be displayed as each advert scrolls into view. Mechanically fixed to walls on a support frame or directly onto the structure.
Referencing details	-
Cost information notes	Add Planning fees Illumination included in the cost as this item is typically backlit.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	For site difficulties - limited access such as a traffic island or over 5.0m above ground level add 2.5% to cost.
Photo description	Large Format Scrollers
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Advertising Structures
CG Code	60A52A
Specific	Hoarding
Descriptive	Light Boxes
Tech1	Wall mounted
Tech2	Crown 4
Unit size	-
Unit of measurement	Each
ERC	£555
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Metal box frame, including lighting providing illumination and glazing. 25mm thick frame. Wall mounted. Approx. size 1.02m x 1.52m (4 sheet).
Referencing details	-
Cost information notes	Price includes supply, installation and delivery charges. Add for planning application fee.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Walkways and platforms
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add 15% to cost if base of hoarding is over 5.0m above ground level or on a difficult/sloping site.
Photo description	Sheet light box - illuminated internally
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Advertising Structures
CG Code	60A52F
Specific	Hoarding
Descriptive	Light Boxes
Tech1	Wall mounted
Tech2	Crown 6
Unit size	-
Unit of measurement	Each
ERC	£734
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Metal box frame, including lighting providing illumination and glazing. 25mm thick frame. Wall mounted. Approx. size 1.8m x 1.2m (6 sheet).
Referencing details	-
Cost information notes	Price includes supply, installation and delivery charges. Add for planning application fee.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Walkways and platforms
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add 15% to cost if base of hoarding is over 5.0m above ground level or on a difficult/sloping site.
Photo description	Sheet light box - illuminated internally
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Advertising Structures
CG Code	60A52G
Specific	Hoarding
Descriptive	Light Boxes
Tech1	Wall mounted
Tech2	Crown 8
Unit size	-
Unit of measurement	Each
ERC	£1,006
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Metal box frame, including lighting providing illumination and glazing. 25mm thick frame. Wall mounted. Approx. size 2.03m x 1.52m (8 sheet).
Referencing details	-
Cost information notes	Price includes supply, installation and delivery charges. Add for planning application fee.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Walkways and platforms
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add 15% to cost if base of hoarding is over 5.0m above ground level or on a difficult/sloping site.
Photo description	Sheet light box - illuminated internally
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Advertising Structures
CG Code	60A52H
Specific	Hoarding
Descriptive	Light Boxes
Tech1	Wall mounted
Tech2	Crown 12
Unit size	-
Unit of measurement	Each
ERC	£2,931
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Metal box frame, including lighting providing illumination and glazing. 25mm thick frame. Wall mounted. Approx. size 2.03m x 3.05m (12 sheet).
Referencing details	-
Cost information notes	Price includes supply, installation and delivery charges. Add for planning application fee.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Walkways and platforms
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add 15% to cost if base of hoarding is over 5.0m above ground level or on a difficult/sloping site.
Photo description	Sheet light box - illuminated internally
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Advertising Structures
CG Code	60A52J
Specific	Hoarding
Descriptive	Light Boxes
Tech1	Wall mounted
Tech2	Crown 16
Unit size	-
Unit of measurement	Each
ERC	£2,017
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Metal box frame, including lighting providing illumination and glazing. 25mm thick frame. Wall mounted. Approx. size 3.05m x 3.05m (16 sheet).
Referencing details	-
Cost information notes	Price includes supply, installation and delivery charges. Add for planning application fee.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Walkways and platforms
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add 15% to cost if base of hoarding is over 5.0m above ground level or on a difficult/sloping site.
Photo description	Sheet light box - illuminated internally
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Advertising Structures
CG Code	60A52K
Specific	Hoarding
Descriptive	Light Boxes
Tech1	Wall mounted
Tech2	Crown 32
Unit size	-
Unit of measurement	Each
ERC	£3,836
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Metal box frame, including lighting providing illumination and glazing. 25mm thick frame. Wall mounted. Approx. size 4.06m x 3.05m (32 sheet).
Referencing details	-
Cost information notes	Price includes supply, installation and delivery charges. Add for planning application fee.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Walkways and platforms
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add 15% to cost if base of hoarding is over 5.0m above ground level or on a difficult/sloping site.
Photo description	Sheet light box - illuminated internally
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Advertising Structures
CG Code	60A52L
Specific	Hoarding
Descriptive	Light Boxes
Tech1	Wall mounted
Tech2	Crown 48
Unit size	-
Unit of measurement	Each
ERC	£5,995
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Metal box frame, including lighting providing illumination and glazing. 25mm thick frame. Wall mounted. Approx. size 6.1m x 3.05m (48 sheet).
Referencing details	-
Cost information notes	Price includes supply, installation and delivery charges. Add for planning application fee.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Walkways and platforms
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add 15% to cost if base of hoarding is over 5.0m above ground level or on a difficult/sloping site.
Photo description	Sheet light box - illuminated internally
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Advertising Structures
CG Code	60A52M
Specific	Hoarding
Descriptive	Light Boxes
Tech1	Wall mounted
Tech2	Crown 64
Unit size	-
Unit of measurement	Each
ERC	£7,871
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Metal box frame, including lighting providing illumination and glazing. 25mm thick frame. Wall mounted. Approx. size 8.12m x 3.05m (64 sheet).
Referencing details	-
Cost information notes	Price includes supply, installation and delivery charges. Add for planning application fee.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Walkways and platforms
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add 15% to cost if base of hoarding is over 5.0m above ground level or on a difficult/sloping site.
Photo description	Sheet light box - illuminated internally
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Advertising Structures
CG Code	60A52N
Specific	Hoarding
Descriptive	Light Boxes
Tech1	Wall mounted
Tech2	Crown 96
Unit size	-
Unit of measurement	Each
ERC	£11,916
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Metal box frame, including lighting providing illumination and glazing. 25mm thick frame. Wall mounted. Approx. size 12.19m x 3.05m (96 sheets).
Referencing details	-
Cost information notes	Price includes supply, installation and delivery charges. Add for planning application fee.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Walkways and platforms
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add 15% to cost if base of hoarding is over 5.0m above ground level or on a difficult/sloping site.
Photo description	Sheet light box - illuminated internally
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Advertising Structures
CG Code	60A52P
Specific	Hoarding
Descriptive	Light Boxes
Tech1	Wall mounted
Tech2	Crown 192
Unit size	-
Unit of measurement	Each
ERC	£22,766
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Metal box frame, including lighting providing illumination and glazing. 25mm thick frame. Wall mounted. Approx. size 24.3m x 3.05m (192 sheets).
Referencing details	-
Cost information notes	Price includes supply, installation and delivery charges. Add for planning application fee.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Walkways and platforms
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add 15% to cost if base of hoarding is over 5.0m above ground level or on a difficult/sloping site.
Photo description	Sheet light box - illuminated internally
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Advertising Structures
CG Code	60A72A
Specific	Hoarding
Descriptive	Single Point Supported Cantilever
Tech1	Crown 48 Sheet
Tech2	Piled
Unit size	-
Unit of measurement	Each
ERC	£98,489
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single point support with Auger piles set in concrete foundations. 48 sheet metal cantilevered structure with integral maintenance gantry. May be illuminated for display. Usually found on busy roadsides on artial roads. Normally overhang embankments where space is at a premium. Single point support allows the display to "fly over" the traffic instead of being side on.
Referencing details	Number of sheets or dimensions.
Cost information notes	Add for planning application fee.. Illumination priced separately.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Hoardings - Freestanding Metal - 48 Sheet Single Point Supported
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Advertising Structures
CG Code	60A72B
Specific	Hoarding
Descriptive	Single Point Supported Cantilever
Tech1	Crown 48 Sheet
Tech2	Wall Mounted
Unit size	-
Unit of measurement	Each
ERC	£54,012
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Wall Mounted 48 sheet metal cantilevered (supporting column and arm) structure with integral maintenance gantry. May be illuminated for display. Usually found on busy roadsides on artial roads. Normally overhang embankments where space is at a premium. Single point support allows the display to "fly over" the traffic. No foundations.
Referencing details	Number of sheets or dimensions.
Cost information notes	Add for planning application fee. Illumination priced separately.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Advertising Structures
CG Code	60A06P
Specific	Hoarding
Descriptive	Twin Green - all metal
Tech1	2 x 48 sheet
Tech2	Wall Mounted
Unit size	-
Unit of measurement	Each
ERC	£7,244
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	"Twins" green metal hoardings. Typically displaying 2 x 48 sheets in one structure. Non-illuminated. This type of hoarding is becoming increasingly rare. It is being overtaken by more innovative and larger format displays being introduced.
Referencing details	-
Cost information notes	Costs as per non-illuminated. Price includes supply, installation and delivery charges. Add for planning application fee.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Advertising Structures
CG Code	60A10A
Specific	Hoarding
Descriptive	Ultravision display
Tech1	Crown 48 sheet
Tech2	Freestanding
Unit size	-
Unit of measurement	Each
ERC	£153,438
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Ultravision display screen - NOW OBSOLETE. Priced as modern day equivalent. Outdoor digital screen, weatherproof and vandal proof casing. Commercial grade within a metal box with in-built ventillation. Concrete pad foundation.
Referencing details	These panels are usually found in cities in prominent locations.
Cost information notes	Ususally used on displays 6 sheets or above. Upgrade to cloud network media player (wifi / Lan), for wall mounted tabletuse code 60A00V4. Traffic management for road side installation use code 60A00V5. For lighting see "Display Lighting". For items such as platforms and walkways see Stairs and Walkways.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	For site difficulty - limited access such as a traffic island or over 5m above ground level - add 2.5% to cost.
Photo description	Ultravision moving display
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Advertising Structures
CG Code	60A10F
Specific	Hoarding
Descriptive	Ultravision display
Tech1	Crown 48 sheet
Tech2	Wall Mounted
Unit size	-
Unit of measurement	Each
ERC	£72,178
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Ultravision display screen - NOW OBSOLETE. Priced as modern day equivalent. Outdoor digital screen, ususally built on an overpass of a busy motorway or in city centres. Weatherproof screen projecting digital images and vandal proof casing. Commercial grade. Mechanically fixed to structure.
Referencing details	-
Cost information notes	Priced as a standard wall mounted screen including installation, crainage and transport. Please note if installed on an underpass there is a premium for traffic management use code 60A00V6. For lighting see"Display Lighting", for items such as platforms and walkways see "Stairs and Walkways". Note: Also see variations.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	For site difficulty - limited access such as a traffic island or over 5m above ground level - add 2.5% to cost.
Photo description	Ultravision moving display
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Advertising Structures
CG Code	60A10K
Specific	Hoarding
Descriptive	Ultravision display
Tech1	Crown 96 sheet
Tech2	Freestanding
Unit size	-
Unit of measurement	Each
ERC	£222,803
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Ultravision display screen - NOW OBSOLETE. Priced as modern day equivalent. Outdoor digital screen, weatherproof and vandal proof casing. Commercial grade within a metal box with in-built ventillation. Concrete pad foundation. To date only 48 page posters have been known to be installed freestanding.
Referencing details	These panels are usually found in cities in prominent locations.
Cost information notes	Ususally used on displays 6 sheets or above. Upgrade to cloud network media player (wifi / Lan), for wall mounted tabletuse code 60A00V4. Traffic management for road side installation use code 60A00V5. For lighting see "Display Lighting". For items such as platforms and walkways see Stairs and Walkways.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	For site difficulty - limited access such as a traffic island or over 5m above ground level - add 2.5% to cost.
Photo description	Ultravision moving display
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Advertising Structures
CG Code	60A10P
Specific	Hoarding
Descriptive	Ultravision display
Tech1	Crown 96 sheet
Tech2	Wall Mounted
Unit size	-
Unit of measurement	Each
ERC	£111,769
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Ultravision display screen - NOW OBSOLETE. Priced as modern day equivalent. Outdoor digital screen, ususally built on an overpass of a busy motorway or in city centres. Weatherproof screen projecting digital images and vandal proof casing. Commercial grade. Mechanically fixed to structure.
Referencing details	-
Cost information notes	Priced as a standard wall mounted screen including installation, crainage and transport. Please note if installed on an underpass there is a premium for traffic management use code 60A00V6. For lighting see"Display Lighting", for items such as platforms and walkways see "Stairs and Walkways". Note: Also see variations.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	For site difficulty - limited access such as a traffic island or over 5m above ground level - add 2.5% to cost.
Photo description	Ultravision moving display
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Advertising Structures
CG Code	60A05A
Specific	Hoarding
Descriptive	Wall Mounted
Tech1	Metal non-illuminated
Tech2	Double Royal
Unit size	-
Unit of measurement	Each
ERC	£271
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	These structures,constructed from metal, are mechanically fixed to the wall and exclude lighting.
Referencing details	Number of sheets or dimensions.
Cost information notes	Costs as per non-illuminated. Price includes supply, installation and delivery charges. Add for planning application fee.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add 15% to cost if base of hoarding is over 5.0m above ground level or a difficult/sloping site.
Photo description	Wall mounted metal hoardings
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Advertising Structures
CG Code	60A40A
Specific	Hoarding
Descriptive	Wall Mounted
Tech1	Timber
Tech2	Double Royal
Unit size	One
Unit of measurement	Each
ERC	£293
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Wall mounted timber hoardings: Typically an external grade plywood faced signboard with a softwood frame. Fixed either mechanically to the wall or on brackets. No lighting included. The dimensions of a Double Royal Poster are 635 x 1016mm.
Referencing details	Number of sheets or dimensions.
Cost information notes	Costs as per non-illuminated. Price includes supply, installation and delivery charges. Add for planning application fee. For lighting see, "display lighting".
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Wall mounted timber hoarding
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Advertising Structures
CG Code	60A40C
Specific	Hoarding
Descriptive	Wall Mounted
Tech1	Timber
Tech2	Double Demy
Unit size	One
Unit of measurement	Each
ERC	£204
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Wall mounted timber hoardings: Typically an external grade plywood faced signboard with a softwood frame. Fixed either mechanically to the wall or on brackets. No lighting included. The dimensions of a Double Demy Poster are 572 x 902mm.
Referencing details	Number of sheets or dimensions.
Cost information notes	Costs as per non-illuminated. Price includes supply, installation and delivery charges. Add for planning application fee. For lighting see, "display lighting".
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Wall mounted timber hoarding
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Advertising Structures
CG Code	60A40D
Specific	Hoarding
Descriptive	Wall Mounted
Tech1	Timber
Tech2	Quad Demy
Unit size	One
Unit of measurement	Each
ERC	£293
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Wall mounted timber hoardings: Typically an external grade plywood faced signboard with a softwood frame. Fixed either mechanically to the wall or on brackets. No lighting included. The dimensions of a Quad Demy Poster are 889 x 1143mm.
Referencing details	Number of sheets or dimensions.
Cost information notes	Costs as per non-illuminated. Price includes supply, installation and delivery charges. Add for planning application fee. For lighting see, "display lighting".
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Wall mounted timber hoarding
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Advertising Structures
CG Code	60A40E
Specific	Hoarding
Descriptive	Wall Mounted
Tech1	Timber
Tech2	Crown Double
Unit size	One
Unit of measurement	Each
ERC	£204
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Wall mounted timber hoardings: Typically an external grade plywood faced signboard with a softwood frame. Fixed either mechanically to the wall or on brackets. No lighting included. The dimensions of a Crown Double Poster are 508 x 762mm.
Referencing details	Number of sheets or dimensions.
Cost information notes	Costs as per non-illuminated. Price includes supply, installation and delivery charges. Add for planning application fee. For lighting see, "display lighting".
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Wall mounted timber hoarding
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Advertising Structures
CG Code	60A40F
Specific	Hoarding
Descriptive	Wall Mounted
Tech1	Timber
Tech2	Crown Quad
Unit size	One
Unit of measurement	Each
ERC	£293
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Wall mounted timber hoardings: Typically an external grade plywood faced signboard with a softwood frame. Fixed either mechanically to the wall or on brackets. No lighting included. The dimensions of a Crown Quad Poster are 762 x 1016mm.
Referencing details	Number of sheets or dimensions.
Cost information notes	Costs as per non-illuminated. Price includes supply, installation and delivery charges. Add for planning application fee. For lighting see, "display lighting".
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Wall mounted timber hoarding
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Advertising Structures
CG Code	60A40G
Specific	Hoarding
Descriptive	Wall Mounted
Tech1	Timber
Tech2	Crown 4
Unit size	One
Unit of measurement	Each
ERC	£383
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Wall mounted timber hoardings: Typically an external grade plywood faced signboard with a softwood frame. Fixed either mechanically to the wall or on brackets. No lighting included. The size of hoardings directly relates to the number of Crown Posters they can display. The dimensions of a Crown Poster are 412.8 x 533.4mm.
Referencing details	Number of sheets or dimensions.
Cost information notes	Costs as per non-illuminated. Price includes supply, installation and delivery charges. Add for planning application fee. For lighting see, "display lighting".
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Wall mounted timber hoarding
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Advertising Structures
CG Code	60A40J
Specific	Hoarding
Descriptive	Wall Mounted
Tech1	Timber
Tech2	Crown 8
Unit size	One
Unit of measurement	Each
ERC	£511
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Wall mounted timber hoardings: Typically an external grade plywood faced signboard with a softwood frame. Fixed either mechanically to the wall or on brackets. No lighting included. The size of hoardings directly relates to the number of Crown Posters they can display. The dimensions of a Crown Poster are 412.8 x 533.4mm.
Referencing details	Number of sheets or dimensions.
Cost information notes	Costs as per non-illuminated. Price includes supply, installation and delivery charges. Add for planning application fee. For lighting see, "display lighting".
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Wall mounted timber hoarding
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Advertising Structures
CG Code	60A40K
Specific	Hoarding
Descriptive	Wall Mounted
Tech1	Timber
Tech2	Crown 12
Unit size	One
Unit of measurement	Each
ERC	£804
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Wall mounted timber hoardings: Typically an external grade plywood faced signboard with a softwood frame. Fixed either mechanically to the wall or on brackets. No lighting included. The size of hoardings directly relates to the number of Crown Posters they can display. The dimensions of a Crown Poster are 412.8 x 533.4mm.
Referencing details	Number of sheets or dimensions.
Cost information notes	Costs as per non-illuminated. Price includes supply, installation and delivery charges. Add for planning application fee. For lighting see, "display lighting".
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Wall mounted timber hoarding
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Advertising Structures
CG Code	60A40L
Specific	Hoarding
Descriptive	Wall Mounted
Tech1	Timber
Tech2	Crown 16
Unit size	One
Unit of measurement	Each
ERC	£984
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Wall mounted timber hoardings: Typically an external grade plywood faced signboard with a softwood frame. Fixed either mechanically to the wall or on brackets. No lighting included. The size of hoardings directly relates to the number of Crown Posters they can display. The dimensions of a Crown Poster are 412.8 x 533.4mm.
Referencing details	Number of sheets or dimensions.
Cost information notes	Costs as per non-illuminated. Price includes supply, installation and delivery charges. Add for planning application fee. For lighting see, "display lighting".
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Wall mounted timber hoarding
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Advertising Structures
CG Code	60A40N
Specific	Hoarding
Descriptive	Wall Mounted
Tech1	Timber
Tech2	Crown 32
Unit size	-
Unit of measurement	Each
ERC	£1,484
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Wall mounted timber hoardings: Typically an external grade plywood faced signboard with a softwood frame. Fixed either mechanically to the wall or on brackets. No lighting included. The size of hoardings directly relates to the number of Crown Posters they can display. The dimensions of a Crown Poster are 412.8 x 533.4mm.
Referencing details	Number of sheets or dimensions.
Cost information notes	Costs as per non-illuminated. Price includes supply, installation and delivery charges. Add for planning application fee. For lighting see, "display lighting".
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Wall mounted timber hoarding
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Advertising Structures
CG Code	60A40P
Specific	Hoarding
Descriptive	Wall Mounted
Tech1	Timber
Tech2	Crown 48
Unit size	One
Unit of measurement	Each
ERC	£2,073
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Wall mounted timber hoardings: Typically an external grade plywood faced signboard with a softwood frame. Fixed either mechanically to the wall or on brackets. No lighting included. The size of hoardings directly relates to the number of Crown Posters they can display. The dimensions of a Crown Poster are 412.8 x 533.4mm.
Referencing details	Number of sheets or dimensions.
Cost information notes	Costs as per non-illuminated. Price includes supply, installation and delivery charges. Add for planning application fee. For lighting see, "display lighting".
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Wall mounted timber hoarding
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Advertising Structures
CG Code	60A40R
Specific	Hoarding
Descriptive	Wall Mounted
Tech1	Timber
Tech2	Crown 64
Unit size	One
Unit of measurement	Each
ERC	£2,699
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Wall mounted timber hoardings: Typically an external grade plywood faced signboard with a softwood frame. Fixed either mechanically to the wall or on brackets. No lighting included. The size of hoardings directly relates to the number of Crown Posters they can display. The dimensions of a Crown Poster are 412.8 x 533.4mm.
Referencing details	Number of sheets or dimensions.
Cost information notes	Costs as per non-illuminated. Price includes supply, installation and delivery charges. Add for planning application fee. For lighting see, "display lighting".
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Wall mounted timber hoarding
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Advertising Structures
CG Code	60A40T
Specific	Hoarding
Descriptive	Wall Mounted
Tech1	Timber
Tech2	Crown 96
Unit size	One
Unit of measurement	Each
ERC	£3,801
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Wall mounted timber hoardings: Typically an external grade plywood faced signboard with a softwood frame. Fixed either mechanically to the wall or on brackets. No lighting included. The size of hoardings directly relates to the number of Crown Posters they can display. The dimensions of a Crown Poster are 412.8 x 533.4mm.
Referencing details	Number of sheets or dimensions.
Cost information notes	Costs as per non-illuminated. Price includes supply, installation and delivery charges. Add for planning application fee. For lighting see, "display lighting".
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Wall mounted timber hoarding
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Advertising Structures
CG Code	60A50D
Specific	Hoarding
Descriptive	Wall Mounted
Tech1	Metal non-illuminated
Tech2	Quad Royal
Unit size	-
Unit of measurement	Each
ERC	£364
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	These structures, constructed from metal, are mechanically fixed to the wall and exclude lighting. Quad Royal (Approx. 1.02m x 1.26m).
Referencing details	Number of sheets or dimensions.
Cost information notes	Costs as per non-illuminated. Price includes supply, installation and delivery charges. Add for planning application fee. For lighting see, "display lighting".
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add 15% to cost of hoarding if bottom of hoarding is over 5.0m above ground level or on a difficult/sloping site.
Photo description	Wall mounted metal hoardings
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Advertising Structures
CG Code	60A50G
Specific	Hoarding
Descriptive	Wall Mounted
Tech1	Metal non-illuminated
Tech2	Crown Double
Unit size	-
Unit of measurement	Each
ERC	£244
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	These structures, constructed from metal, are mechanically fixed to the wall and exclude lighting. Crown Double (Approx. 0.51m x 0.76m).
Referencing details	Number of sheets or dimensions.
Cost information notes	Costs as per non-illuminated. Price includes supply, installation and delivery charges. Add for planning application fee. For lighting see, "display lighting".
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add 15% to cost of hoarding if bottom of hoarding is over 5.0m above ground level or on a difficult/sloping site.
Photo description	Wall mounted metal hoardings
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Advertising Structures
CG Code	60A50J
Specific	Hoarding
Descriptive	Wall Mounted
Tech1	Metal non-illuminated
Tech2	Crown Quad
Unit size	-
Unit of measurement	Each
ERC	£282
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	These structures, constructed from metal, are mechanically fixed to the wall and exclude lighting. Crown Quad (Approx. 1.02m x 0.76m).
Referencing details	Number of sheets or dimensions.
Cost information notes	Costs as per non-illuminated. Price includes supply, installation and delivery charges. Add for planning application fee. For lighting see, "display lighting".
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add 15% to cost of hoarding if bottom of hoarding is over 5.0m above ground level or on a difficult/sloping site.
Photo description	Wall mounted metal hoardings
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Advertising Structures
CG Code	60A50P
Specific	Hoarding
Descriptive	Wall Mounted
Tech1	Metal non-illuminated
Tech2	Crown 48
Unit size	-
Unit of measurement	Each
ERC	£2,147
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	These structures, constructed from metal, are mechanically fixed to the wall and exclude lighting. Crown 48 (Approx. 6.10m x 3.05m).
Referencing details	Number of sheets or dimensions.
Cost information notes	Costs as per non-illuminated. Price includes supply, installation and delivery charges. Add for planning application fee. For lighting see, "display lighting".
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add 15% to cost of hoarding if bottom of hoarding is over 5.0m above ground level or on a difficult/sloping site.
Photo description	Wall mounted metal hoardings
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Advertising Structures
CG Code	60A50T
Specific	Hoarding
Descriptive	Wall Mounted
Tech1	Metal non-illuminated
Tech2	Crown 96
Unit size	-
Unit of measurement	Each
ERC	£4,423
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	These structures, constructed from metal, are mechanically fixed to the wall and exclude lighting. Crown 96 (Approx. 12.19m x 3.05m).
Referencing details	Number of sheets or dimensions.
Cost information notes	Costs as per non-illuminated. Price includes supply, installation and delivery charges. Add for planning application fee. For lighting see, "display lighting".
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add 15% to cost of hoarding if bottom of hoarding is over 5.0m above ground level or on a difficult/sloping site.
Photo description	Wall mounted metal hoardings
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Advertising Structures
CG Code	60A50M
Specific	Hoarding
Descriptive	Wall Mounted - Metal non-illuminated
Tech1	Crown 12
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£762
Superseded codes	60A50H
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	These structures, constructed from metal, are mechanically fixed to the wall and exclude lighting. The dimensions for a Crown Poster are 412.8 x 533.4 mm.
Referencing details	Number of sheets or dimensions.
Cost information notes	Costs as per non-illuminated. Price includes supply, installation and delivery charges. Add for planning application fee. For lighting see, "display lighting".
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add 15% to cost if base of hoarding is over 5.0m above ground level or a difficult/sloping site.
Photo description	Wall mounted metal hoardings
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Advertising Structures
CG Code	60A00V1
Specific	Variation
Descriptive	Addition for Rotating Unit
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£961
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Additional costs to be used in conjunction with Codes 60A00A, 60A00F, 60A00K, 60A00P
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Advertising Structures
CG Code	60A00V2
Specific	Variation
Descriptive	Additional Cost for Seating
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£927
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Additional costs to be used in conjunction with Codes 60A00A, 60A00F, 60A00K, 60A00P
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Advertising Structures
CG Code	60A00V3
Specific	Variation
Descriptive	Additional cost for Electrical Connection
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£577
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Additional costs to be used in conjunction with Codes 60A00A, 60A00F, 60A00K, 60A00P
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Advertising Structures
CG Code	60A10V4
Specific	Variation
Descriptive	Additional Cost for Wall Mounted Tablet & Subscription
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£531
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Additional costs to be used in conjunction with Codes 60A10A, 60A10F, 60A10K, 60A10P
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Advertising Structures
CG Code	60A10V5
Specific	Variation
Descriptive	Additional Cost for Traffic Management for road side installation
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£1,366
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Additional costs to be used in conjunction with Codes 60A10A, 60A10F, 60A10K, 60A10P
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Advertising Structures
CG Code	60A10V6
Specific	Variation
Descriptive	Additional Cost for Traffic Management within underpass
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£51,224
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Additional costs to be used in conjunction with Codes 60A10A, 60A10F, 60A10K, 60A10P
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Advertising Structures
CG Code	60A10V7
Specific	Variation
Descriptive	Additional Cost for Illumination to a Non illuminated Sign
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£152
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Additional Cost to be used in conjunction with Codes 60A30A, 60A30F, 60A30K, 60A30P
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Agricultural Buildings
CG Code	50A00X
Specific	Flat Grain Store
Descriptive	Steel portal frame, walls clad with sheet metal profile cladding and concrete thrust (push) walls, roofs clad with cement fibre roof sheets. Roof may incorporate transluscent roof lights
Tech1	500m²
Tech2	Eaves Height 6m
Unit size	500m²
Unit of measurement	m2
ERC	£716
Superseded codes	98B031
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Steel portal frame unheated, uninsulated, usually no natural light, walls clad with uninsulated profiled metal sheet cladding and roofs clad with fibre cement sheets, concrete slab floor, may or may not have doors. So that bulk products can be stored to a reasonable height, flat grain stores will have thrust walls (sometimes called grain walls) to a height of approx. 2.50 – 3.65 metres. May have a vented floor to aerate the product, but most have fans in the thrust walls and venting is by means of removable pipes. The manufacturers tend to refer to flat grain stores in terms of their storage capacity, e.g. 1000 tonnes, 2500 tonnes. etc. Can be used in conjunction with vertical grain stores such as silos. See also Rating Manual Valuation Practice - Section 460 Grain Silos and Practice Note - Grain Stores and Grain Silos. Note: Agricultural buildings may have multi-functional uses dependant on the seasons and how the farm is worked/managed.
Referencing details	Measure to GEA, record eaves height. Photograph internally and externally. Referencers/valuers to record all details of adjacent silos/equipment/plant and machinery used in conjunction with the flat grain store. Ascertain additional plant and equipment present such as aerators, temperature and humidity controls. Flat grain stores can be assessed for rating using either the rental method or using contractors method. Reference should therefore be made to the applicable Rating Manual Guidance and Practice Note to determine the correct valuation method to be adopted.
Cost information notes	Cost based on basic steel portal frame construction, clad to walls with single skin uninsulated steel profile sheet,roofs clad with cement fibre roof sheets, typically rectangular in plan, 6m eaves height with basic power and lighting, manually operated roller shutter door and 1no personnel door. For adjustments see also variations. For flat grain stores in excess of 500m² contact BEAMs team for further guidance.
rateable element	Refer to Rating Manual Section 5a Valuation of all Property Classes Grain Stores and silos
non rateable element	See Practice Note - Grain Stores and Grain Silos

Adjusted Plant and Machinery	Silos (Vertical Grain Stores) - May have auto fillers, temperature and moisture control plant, testing equipment, electrical roller shutter doors.
Number of items adjusted	Referencer to ascertain on site number of adjoining items - Refer to Rating Manual and Practice Note.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	For adjustments apply 7% reduction for basic industrial sheds open one long side. Apply 5% reduction or increase for variations in height (1m) from beacon eaves height of 6.0m
Photo description	Referencer's Photo from Appeals Case ref - 33574775 - HARTLEY FARMS AT BRIDGEFORD HURST FARM.
Photo notes	Flat Grain Store with adjacent silo.
Photo1	
Photo2	

Photo3

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Generic Category	Agricultural Buildings
CG Code	605MO1
Specific	Unheated and Uninsulated Basic Shed
Descriptive	Steel Profiled Single Skin Wall Cladding
Tech1	0 - 500m²
Tech2	Eaves Height 6.0m
Unit size	500m²
Unit of measurement	m2
ERC	£549
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Basic unheated, uninsulated shell construction, open plan internally. Internal facilities such as toilets and tearoom are not provided to this category of property. Building construction: Single storey steel portal frame comprising universal columns and universal beams supported on concrete pad foundations. Reinforced concrete ground floor slab, no upper floors or mezzanine. Standard steel uninsulated single skin trapezoidal profile external wall and roof cladding. Natural light via translucent roof sheets to approx. 10% of roof area. One personnel door and one roller shutter door provided. Services comprise basic single phase power (assumed 2nr double socket outlets and 4nr light fittings per every 100m²). No water supply or foul drainage provision. Average weight of Steel for buildings up to 20m high (Average 3m per floor) up to 6 storeys = (35-40)/2 = 37.5kg/m2 floor area.
Referencing details	Measure to GEA. Measure eaves height. Photograph internally and externally.
Cost information notes	Cost based on basic steel portal frame construction, clad to roof and walls with single skin uninsulated steel profile sheet, typically rectangular in plan, 6m eaves height with basic power and lighting, manually operated roller shutter door and 1nr personnel door. Ajustments, see also variations, apply 7% reduction for basic industrial sheds open one long side with no roller shutter or personnel doors.Apply 5% reduction or increase for variations in height (1m) from beacon eaves height of 6.0m
rateable element	Refer to Rating Manual Section 5a Valuation of all Property Classes Factories, Workshops and Warehouses.
non rateable element	Refer to Rating Manual Section 5a Valuation of all Property Classes Factories, Workshops and Warehouses.
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	For adjustments apply 7% reduction for basic industrial sheds open one long side. Apply 5% reduction or increase for variations in height (1m) from beacon eaves height of 6.0m
Photo description	-
Photo notes	Re-use existing photographs from RCG 2021 - Unable to obtain new photographs due to COVID restrictions.
Photo1	
Photo2	

Photo3

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Generic Category	Agricultural Buildings
CG Code	605MO2
Specific	Unheated and Uninsulated Basic Shed
Descriptive	Steel Profiled Single Skin Wall Cladding
Tech1	501m² to 1000m²
Tech2	Eaves Height 6.0m
Unit size	upto 1000m²
Unit of measurement	m2
ERC	£383
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Basic unheated, uninsulated shell construction, open plan internally. Internal facilities such as toilets and tearoom are not provided to this category of property. Building construction: Single storey steel portal frame comprising universal columns and universal beams supported on concrete pad foundations. Reinforced concrete ground floor slab, no upper floors or mezzanine. Standard steel uninsulated single skin trapezoidal profile external wall and roof cladding. Natural light via translucent roof sheets to approx. 10% of roof area. One personnel door and one roller shutter door provided. Services comprise basic single phase power (assumed 2nr double socket outlets and 4nr light fittings per every 100m²). No water supply or foul drainage provision. Average weight of Steel for buildings up to 20m high (Average 3m per floor) up to 6 storeys = (35-40)/2 = 37.5kg/m2 floor area.
Referencing details	Measure to GEA. Measure eaves height. Photograph internally and externally.
Cost information notes	Cost based on basic steel portal frame construction, clad to roof and walls with single skin uninsulated steel profile sheet, typically rectangular in plan, 6m eaves height with basic power and lighting, manually operated roller shutter door and 1nr personnel door. Ajustments, see also variations, apply 7% reduction for basic industrial sheds open one long side with no roller shutter or personnel doors. Apply 5% reduction or increase for variations in height (1m) from beacon eaves height of 6.0m
rateable element	Refer to Rating Manual Section 5a Valuation of all Property Classes Factories, Workshops and Warehouses.
non rateable element	Refer to Rating Manual Section 5a Valuation of all Property Classes Factories, Workshops and Warehouses.
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	For adjustments apply 7% reduction for basic industrial sheds open one long side. Apply 5% reduction or increase for variations in height (1m) from beacon eaves height of 6.0m
Photo description	-
Photo notes	Re-use existing photographs from RCG 2021 - Unable to obtain new photographs due to COVID restrictions.
Photo1	
Photo2	

Photo3

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Generic Category	Agricultural Buildings
CG Code	605MO3
Specific	Unheated and Uninsulated Basic Shed
Descriptive	Steel Profiled Single Skin Wall Cladding
Tech1	1001m² to 5000m²
Tech2	Eaves Height 6.0m
Unit size	m²
Unit of measurement	m2
ERC	£368
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Basic unheated, uninsulated shell construction, open plan internally. Internal facilities such as toilets and tearoom are not provided to this category of property. Building construction: Single storey steel portal frame comprising universal columns and universal beams supported on concrete pad foundations. Reinforced concrete ground floor slab, no upper floors or mezzanine. Standard steel uninsulated single skin trapezoidal profile external wall and roof cladding. Natural light via translucent roof sheets to approx. 10% of roof area. One personnel door and one roller shutter door provided. Services comprise basic single phase power (assumed 2nr double socket outlets and 4nr light fittings per every 100m²). No water supply or foul drainage provision. Average weight of Steel for buildings up to 20m high (Average 3m per floor) up to 6 storeys = (35-40)/2 = 37.5kg/m2 floor area.
Referencing details	Measure to GEA. Measure eaves height. Photograph internally and externally.
Cost information notes	Cost based on basic steel portal frame construction, clad to roof and walls with single skin uninsulated steel profile sheet, typically rectangular in plan, 6m eaves height with basic power and lighting, manually operated roller shutter door and 1nr personnel door. Ajustments, see also variations, apply 7% reduction for basic industrial sheds open one long side with no roller shutter or personnel doors. Apply 5% reduction or increase for variations in height (1m) from beacon eaves height of 6.0m
rateable element	Refer to Rating Manual Section 5a Valuation of all Property Classes Factories, Workshops and Warehouses.
non rateable element	Refer to Rating Manual Section 5a Valuation of all Property Classes Factories, Workshops and Warehouses.
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	For adjustments apply 7% reduction for basic industrial sheds open one long side. Apply 5% reduction or increase for variations in height (1m) from beacon eaves height of 6.0m
Photo description	-
Photo notes	Re-use existing photographs from RCG 2021 - Unable to obtain new photographs due to COVID restrictions.
Photo1	
Photo2	

Photo3

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Generic Category	Air
CG Code	201A70
Specific	Compressors
Descriptive	Cylinder Mounted 7 Bar
Tech1	Motor hp 0.5
Tech2	1.2 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£513
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Cylinder mounted piston air compressor, a machine for compressing air by means of a piston. This is usually electrically driven with the compressor and motor mounted on the air receiver (storage cylinder). Commonly found in car garages and small factories.
Referencing details	1.The Type (cylinder mounted) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age Cubic ft/min x 1.699 = cubic m/hour If the only information available is the size of the motor :- To find cubic m/hour from hp of motor x by 7.6 (approx.) To find cubic ft/min from hp of motor x by 4.5 (approx.) Note the information above is approximate and should be used with care.
Cost information notes	-
rateable element	Class 1 Table 1(i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii)
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Typical Cylinder mounted compressors.

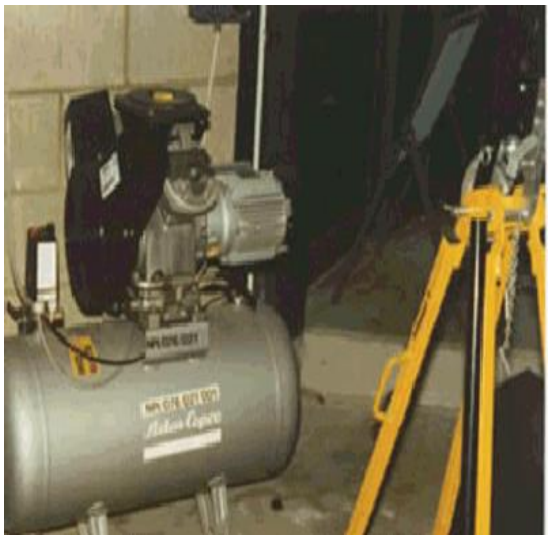
Photo notes

-

Photo1

Photo2

Photo3



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Generic Category	Air
CG Code	201A71
Specific	Compressors
Descriptive	Cylinder Mounted 7 Bar
Tech1	Motor hp 1.5
Tech2	3.2 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£636
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Cylinder mounted piston air compressor, a machine for compressing air by means of a piston. This is usually electrically driven with the compressor and motor mounted on the air receiver (storage cylinder). Commonly found in car garages and small factories.
Referencing details	1.The Type (cylinder mounted) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age Cubic ft/min x 1.699 = cubic m/hour If the only information available is the size of the motor :- To find cubic m/hour from hp of motor x by 7.6 (approx.) To find cubic ft/min from hp of motor x by 4.5 (approx.) Note the information above is approximate and should be used with care.
Cost information notes	-
rateable element	Class 1 Table 1(i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii)
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Typical Cylinder mounted compressors.

Photo notes

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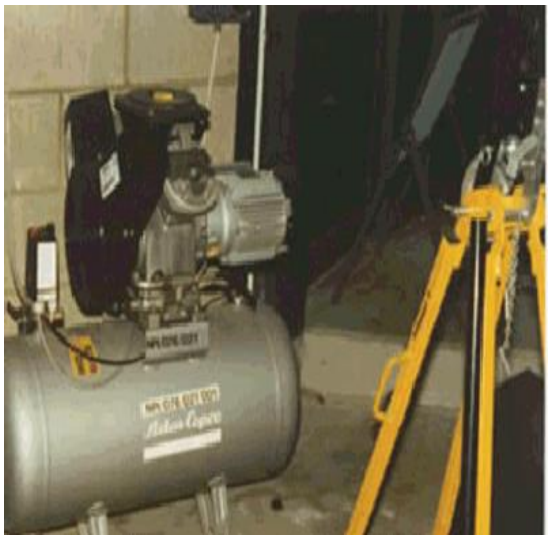
Photo1

Photo2

Photo3



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Generic Category	Air
CG Code	201A72
Specific	Compressors
Descriptive	Cylinder Mounted 7 Bar
Tech1	Motor hp 2.0
Tech2	5,6 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£636
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Cylinder mounted piston air compressor, a machine for compressing air by means of a piston. This is usually electrically driven with the compressor and motor mounted on the air receiver (storage cylinder). Commonly found in car garages and small factories.
Referencing details	1.The Type (cylinder mounted) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age Cubic ft/min x 1.699 = cubic m/hour If the only information available is the size of the motor :- To find cubic m/hour from hp of motor x by 7.6 (approx.) To find cubic ft/min from hp of motor x by 4.5 (approx.) Note the information above is approximate and should be used with care.
Cost information notes	-
rateable element	Class 1 Table 1(i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii)
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Typical Cylinder mounted compressors.

Photo notes

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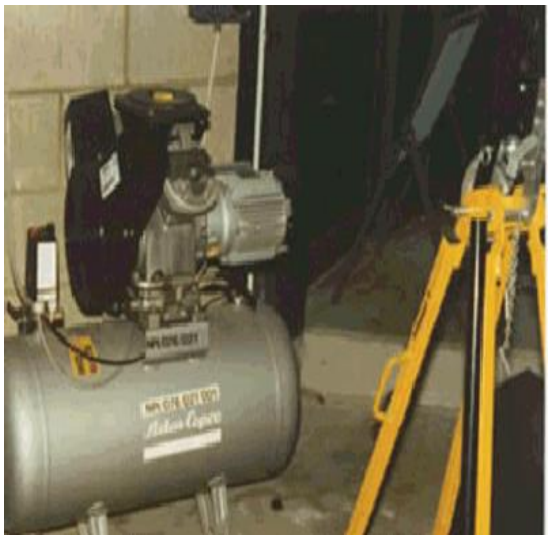
Photo1

Photo2

Photo3



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Generic Category	Air
CG Code	201A73
Specific	Compressors
Descriptive	Cylinder Mounted 7 Bar
Tech1	Motor hp 3.0
Tech2	10.6 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£687
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Cylinder mounted piston air compressor, a machine for compressing air by means of a piston. This is usually electrically driven with the compressor and motor mounted on the air receiver (storage cylinder). Commonly found in car garages and small factories.
Referencing details	1.The Type (cylinder mounted) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age Cubic ft/min x 1.699 = cubic m/hour If the only information available is the size of the motor :- To find cubic m/hour from hp of motor x by 7.6 (approx.) To find cubic ft/min from hp of motor x by 4.5 (approx.) Note the information above is approximate and should be used with care.
Cost information notes	-
rateable element	Class 1 Table 1(i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii)
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Typical Cylinder mounted compressors.

Photo notes

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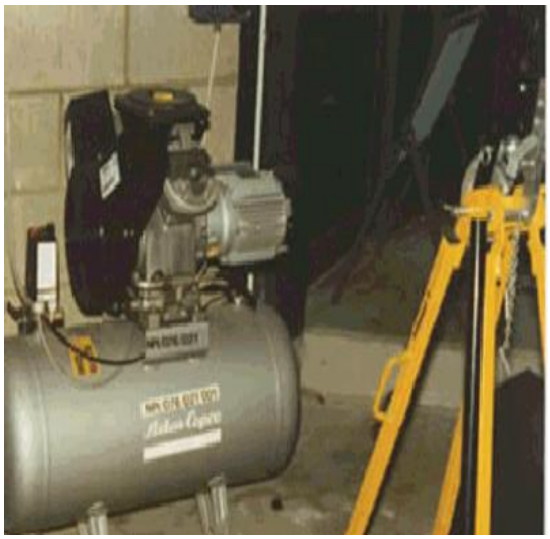
Photo1

Photo2

Photo3



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Generic Category	Air
CG Code	201A74
Specific	Compressors
Descriptive	Cylinder Mounted 7 Bar
Tech1	Motor hp 4.0
Tech2	13.8 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£1,016
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Cylinder mounted piston air compressor, a machine for compressing air by means of a piston. This is usually electrically driven with the compressor and motor mounted on the air receiver (storage cylinder). Commonly found in car garages and small factories.
Referencing details	1.The Type (cylinder mounted) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age Cubic ft/min x 1.699 = cubic m/hour If the only information available is the size of the motor :- To find cubic m/hour from hp of motor x by 7.6 (approx.) To find cubic ft/min from hp of motor x by 4.5 (approx.) Note the information above is approximate and should be used with care.
Cost information notes	-
rateable element	Class 1 Table 1(i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii)
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Typical Cylinder mounted compressors.

Photo notes

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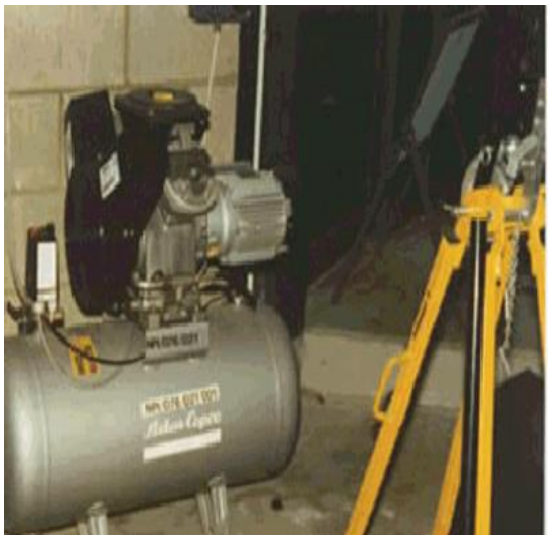
Photo1

Photo2

Photo3



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Generic Category	Air
CG Code	201A75
Specific	Compressors
Descriptive	Cylinder Mounted 7 Bar
Tech1	Motor hp 5.5
Tech2	18.4 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£1,243
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Cylinder mounted piston air compressor, a machine for compressing air by means of a piston. This is usually electrically driven with the compressor and motor mounted on the air receiver (storage cylinder). Commonly found in car garages and small factories.
Referencing details	1.The Type (cylinder mounted) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age Cubic ft/min x 1.699 = cubic m/hour If the only information available is the size of the motor :- To find cubic m/hour from hp of motor x by 7.6 (approx.) To find cubic ft/min from hp of motor x by 4.5 (approx.) Note the information above is approximate and should be used with care.
Cost information notes	-
rateable element	Class 1 Table 1(i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii)
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Typical Cylinder mounted compressors.

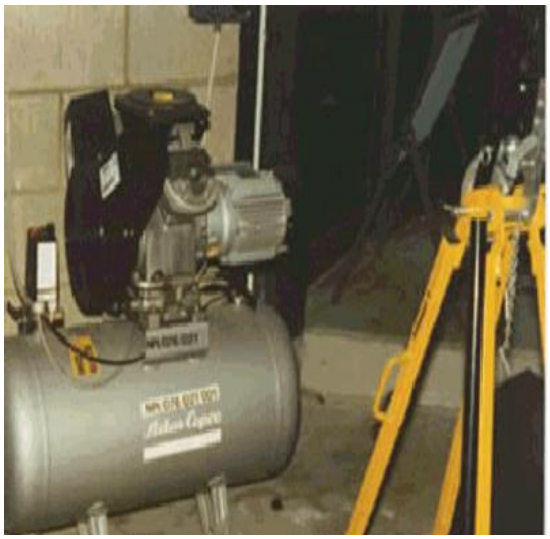
Photo notes

-

Photo1

Photo2

Photo3



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Generic Category	Air
CG Code	201A76
Specific	Compressors
Descriptive	Cylinder Mounted 7 Bar
Tech1	Motor hp 7.5
Tech2	21.5 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£1,609
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Cylinder mounted piston air compressor, a machine for compressing air by means of a piston. This is usually electrically driven with the compressor and motor mounted on the air receiver (storage cylinder). Commonly found in car garages and small factories.
Referencing details	1.The Type (cylinder mounted) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age Cubic ft/min x 1.699 = cubic m/hour If the only information available is the size of the motor :- To find cubic m/hour from hp of motor x by 7.6 (approx.) To find cubic ft/min from hp of motor x by 4.5 (approx.) Note the information above is approximate and should be used with care.
Cost information notes	-
rateable element	Class 1 Table 1(i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii)
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Typical Cylinder mounted compressors.

Photo notes

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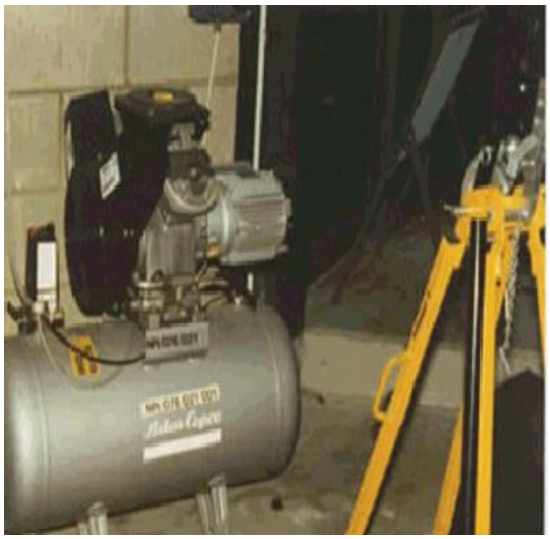
Photo1

Photo2

Photo3



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Generic Category	Air
CG Code	201A77
Specific	Compressors
Descriptive	Cylinder Mounted 7 Bar
Tech1	Motor hp 10.0
Tech2	32 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£2,241
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Cylinder mounted piston air compressor, a machine for compressing air by means of a piston. This is usually electrically driven with the compressor and motor mounted on the air receiver (storage cylinder). Commonly found in car garages and small factories.
Referencing details	1.The Type (cylinder mounted) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age Cubic ft/min x 1.699 = cubic m/hour If the only information available is the size of the motor :- To find cubic m/hour from hp of motor x by 7.6 (approx.) To find cubic ft/min from hp of motor x by 4.5 (approx.) Note the information above is approximate and should be used with care.
Cost information notes	-
rateable element	Class 1 Table 1(i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii)
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Typical Cylinder mounted compressors.

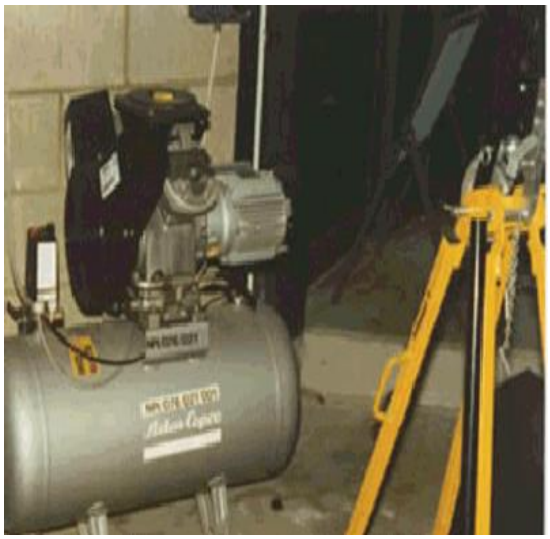
Photo notes

-

Photo1

Photo2

Photo3



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Generic Category	Air
CG Code	201A13
Specific	Compressors
Descriptive	Piston 14 Bar
Tech1	891 m^3 / hr
Tech2	524 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£29,313
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Piston Air Compressor Air Compressors - Machine for compressing air by means of pistons Usually electrically driven but could be steam turbine or diesel engine driven. This piston compressor is commonly found in medium to large industrial complexes. The storage cylinder (receiver) is located away from the compressor and between the two are usually air filters and air dryers pressures usually 7 Bar or greater. For low pressures this unit may be a single piston. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (piston) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age Cubic ft/min x 1.699 = cubic m/hour If the only information available is the size of the motor :- To find cubic m/hour from hp of motor x by 7.6 (approx.) To find cubic ft/min from hp of motor x by 4.5 (approx.) Note the information above is approximate and should be used with care. The motors work at 1450 rpm generally.
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

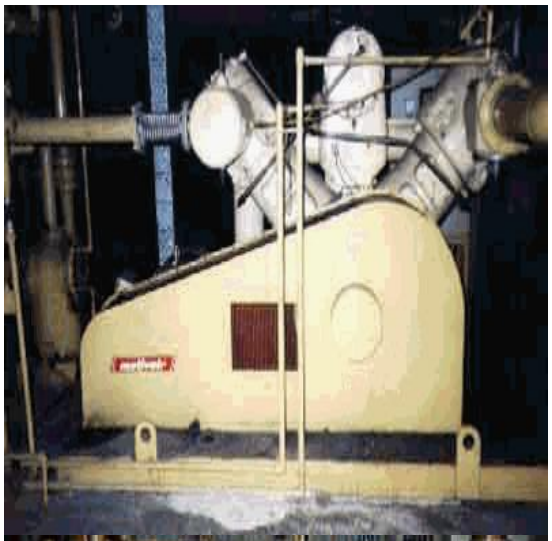
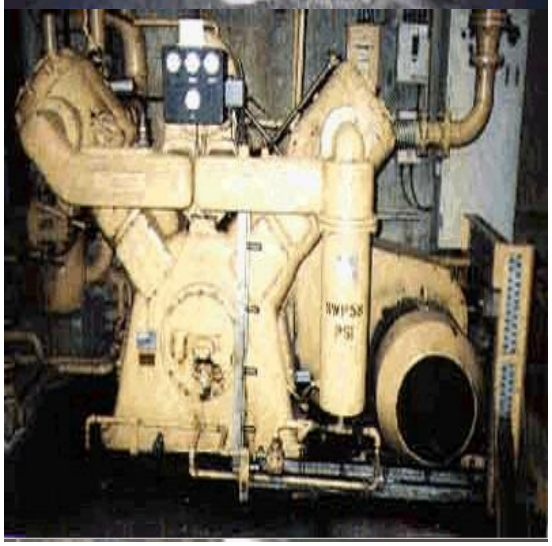
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical piston compressors.
Photo notes	-
Photo1	
Photo2	

Photo3

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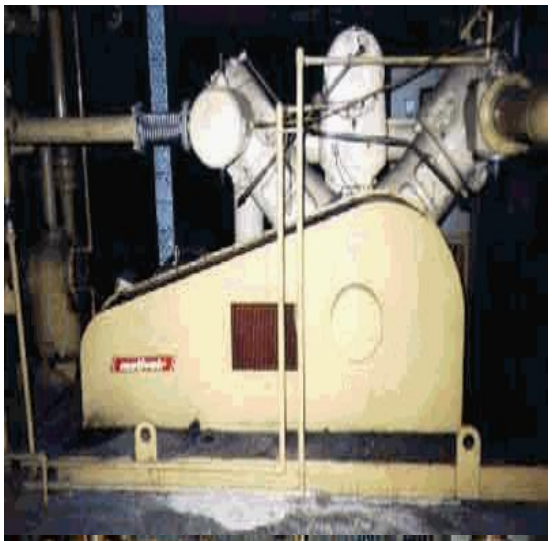
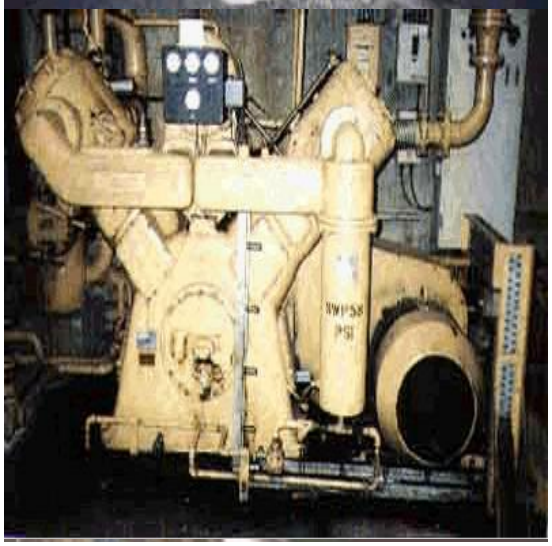
Generic Category	Air
CG Code	201A14
Specific	Compressors
Descriptive	Piston 14 Bar
Tech1	1291 m^3 / hr
Tech2	760 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£39,308
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Piston Air Compressor Air Compressors - Machine for compressing air by means of pistons Usually electrically driven but could be steam turbine or diesel engine driven. This piston compressor is commonly found in medium to large industrial complexes. The storage cylinder (receiver) is located away from the compressor and between the two are usually air filters and air dryers pressures usually 7 Bar or greater. For low pressures this unit may be a single piston. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (piston) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age Cubic ft/min x 1.699 = cubic m/hour If the only information available is the size of the motor :- To find cubic m/hour from hp of motor x by 7.6 (approx.) To find cubic ft/min from hp of motor x by 4.5 (approx.) Note the information above is approximate and should be used with care. The motors work at 1450 rpm generally.
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical piston compressors.
Photo notes	-
Photo1	
Photo2	

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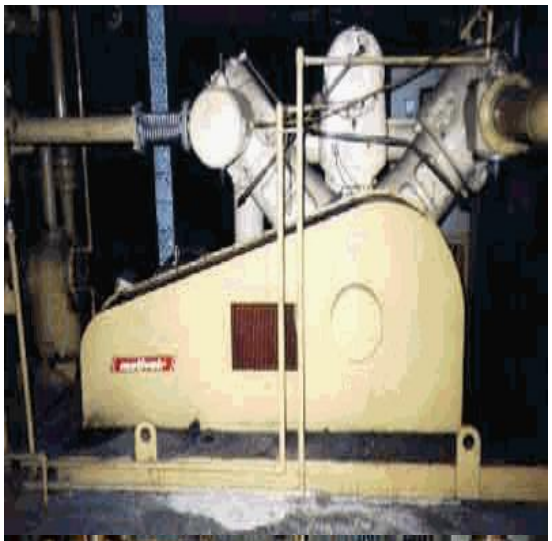
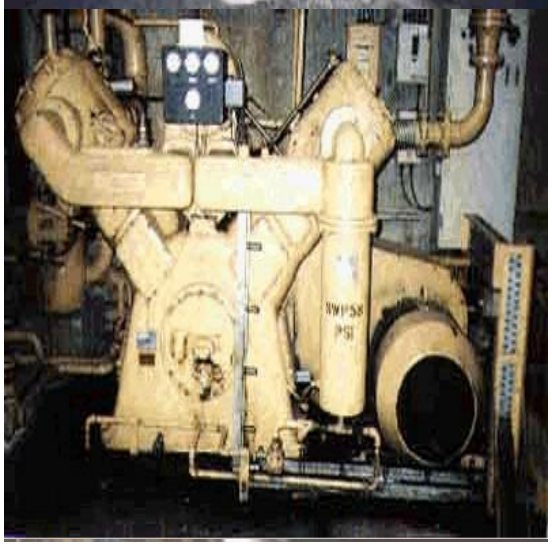
Generic Category	Air
CG Code	201A15
Specific	Compressors
Descriptive	Piston 14 Bar
Tech1	1732 m^3 / hr
Tech2	1019 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£48,449
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Piston Air Compressor Air Compressors - Machine for compressing air by means of pistons Usually electrically driven but could be steam turbine or diesel engine driven. This piston compressor is commonly found in medium to large industrial complexes. The storage cylinder (receiver) is located away from the compressor and between the two are usually air filters and air dryers pressures usually 7 Bar or greater. For low pressures this unit may be a single piston. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (piston) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age Cubic ft/min x 1.699 = cubic m/hour If the only information available is the size of the motor :- To find cubic m/hour from hp of motor x by 7.6 (approx.) To find cubic ft/min from hp of motor x by 4.5 (approx.) Note the information above is approximate and should be used with care. The motors work at 1450 rpm generally.
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical piston compressors.
Photo notes	-
Photo1	
Photo2	

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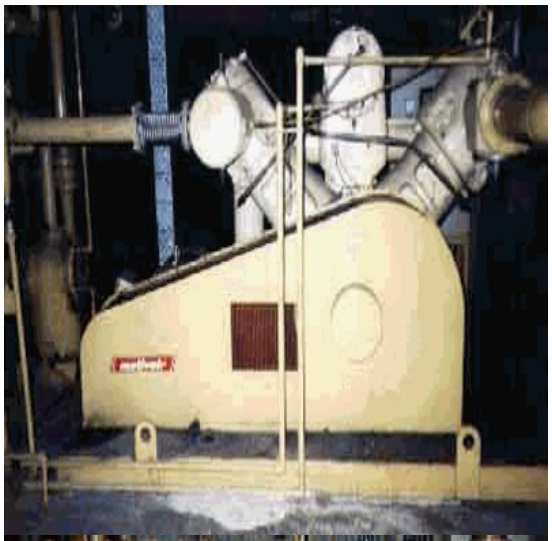
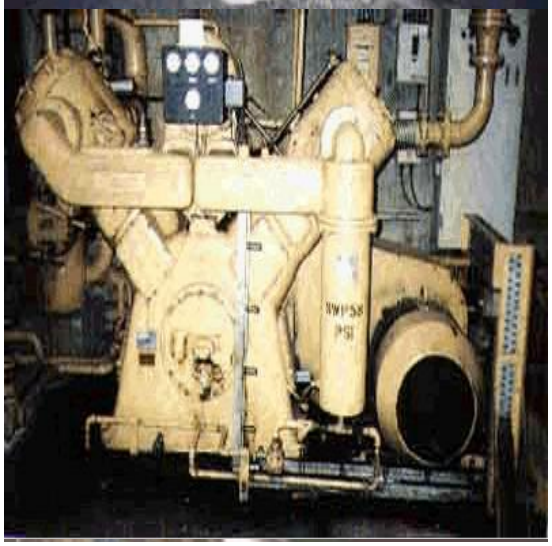
Generic Category	Air
CG Code	201A16
Specific	Compressors
Descriptive	Piston 14 Bar
Tech1	2548 m^3 / hr
Tech2	1500 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£67,646
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Piston Air Compressor Air Compressors - Machine for compressing air by means of pistons Usually electrically driven but could be steam turbine or diesel engine driven. This piston compressor is commonly found in medium to large industrial complexes. The storage cylinder (receiver) is located away from the compressor and between the two are usually air filters and air dryers pressures usually 7 Bar or greater. For low pressures this unit may be a single piston. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (piston) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age Cubic ft/min x 1.699 = cubic m/hour If the only information available is the size of the motor :- To find cubic m/hour from hp of motor x by 7.6 (approx.) To find cubic ft/min from hp of motor x by 4.5 (approx.) Note the information above is approximate and should be used with care. The motors work at 1450 rpm generally.
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical piston compressors.
Photo notes	-
Photo1	
Photo2	

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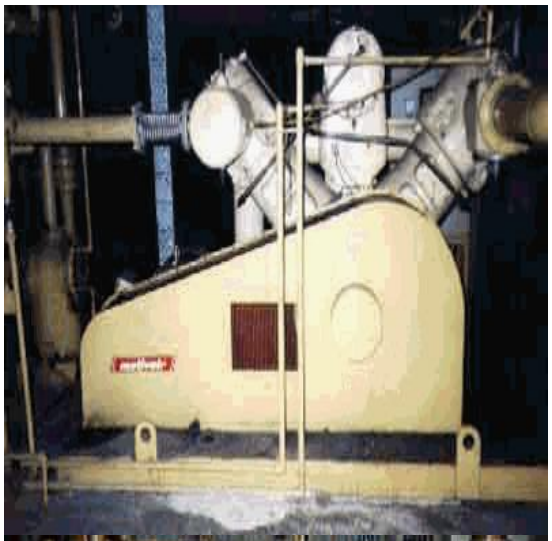
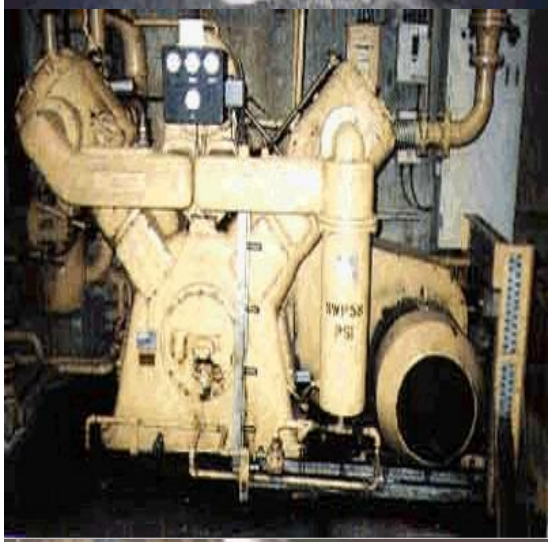
Generic Category	Air
CG Code	201A17
Specific	Compressors
Descriptive	Piston 14 Bar
Tech1	3737 m^3 / hr
Tech2	2200 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£112,744
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Piston Air Compressor Air Compressors - Machine for compressing air by means of pistons Usually electrically driven but could be steam turbine or diesel engine driven. This piston compressor is commonly found in medium to large industrial complexes. The storage cylinder (receiver) is located away from the compressor and between the two are usually air filters and air dryers pressures usually 7 Bar or greater. For low pressures this unit may be a single piston. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (piston) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age Cubic ft/min x 1.699 = cubic m/hour If the only information available is the size of the motor :- To find cubic m/hour from hp of motor x by 7.6 (approx.) To find cubic ft/min from hp of motor x by 4.5 (approx.) Note the information above is approximate and should be used with care. The motors work at 1450 rpm generally.
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical piston compressors.
Photo notes	-
Photo1	
Photo2	

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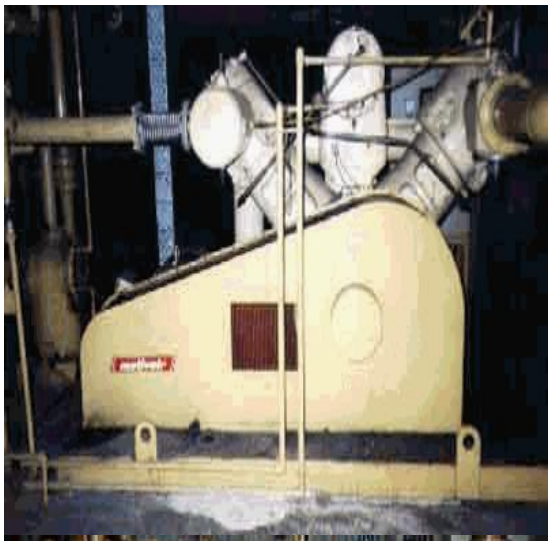
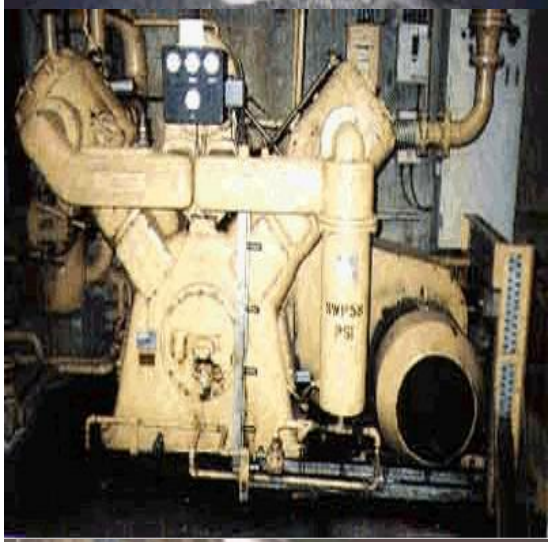
Generic Category	Air
CG Code	201A18
Specific	Compressors
Descriptive	Piston 14 Bar
Tech1	7305 m^3 / hr
Tech2	4300 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£145,439
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Piston Air Compressor Air Compressors - Machine for compressing air by means of pistons Usually electrically driven but could be steam turbine or diesel engine driven. This piston compressor is commonly found in medium to large industrial complexes. The storage cylinder (receiver) is located away from the compressor and between the two are usually air filters and air dryers pressures usually 7 Bar or greater. For low pressures this unit may be a single piston. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (piston) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age Cubic ft/min x 1.699 = cubic m/hour If the only information available is the size of the motor :- To find cubic m/hour from hp of motor x by 7.6 (approx.) To find cubic ft/min from hp of motor x by 4.5 (approx.) Note the information above is approximate and should be used with care. The motors work at 1450 rpm generally.
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical piston compressors.
Photo notes	-
Photo1	
Photo2	

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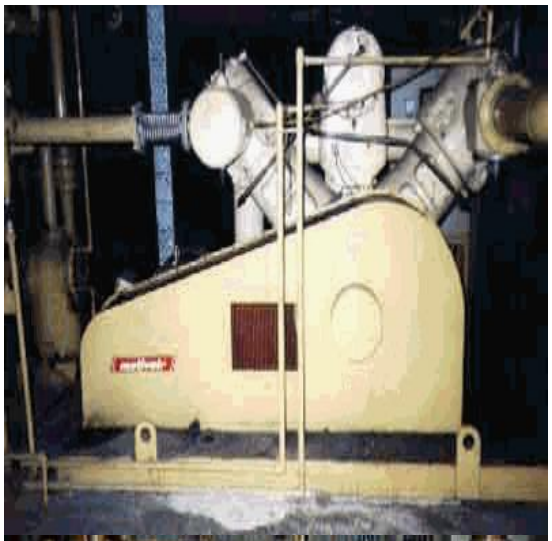
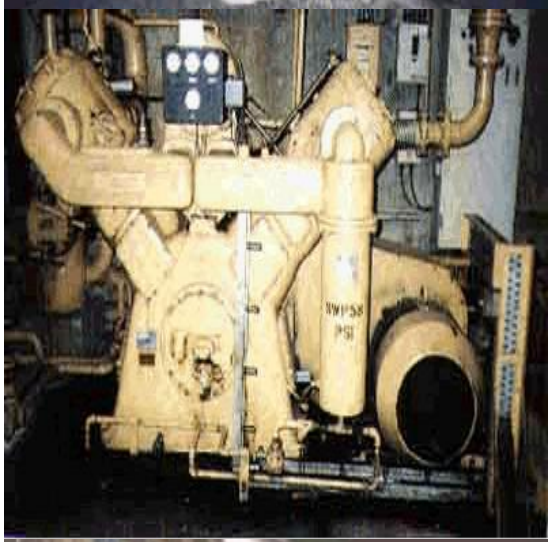
Generic Category	Air
CG Code	201A19
Specific	Compressors
Descriptive	Piston 14 Bar
Tech1	8495 m^3 / hr
Tech2	5000 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£166,296
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Piston Air Compressor Air Compressors - Machine for compressing air by means of pistons Usually electrically driven but could be steam turbine or diesel engine driven. This piston compressor is commonly found in medium to large industrial complexes. The storage cylinder (receiver) is located away from the compressor and between the two are usually air filters and air dryers pressures usually 7 Bar or greater. For low pressures this unit may be a single piston. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (piston) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age Cubic ft/min x 1.699 = cubic m/hour If the only information available is the size of the motor :- To find cubic m/hour from hp of motor x by 7.6 (approx.) To find cubic ft/min from hp of motor x by 4.5 (approx.) Note the information above is approximate and should be used with care. The motors work at 1450 rpm generally.
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical piston compressors.
Photo notes	-
Photo1	
Photo2	

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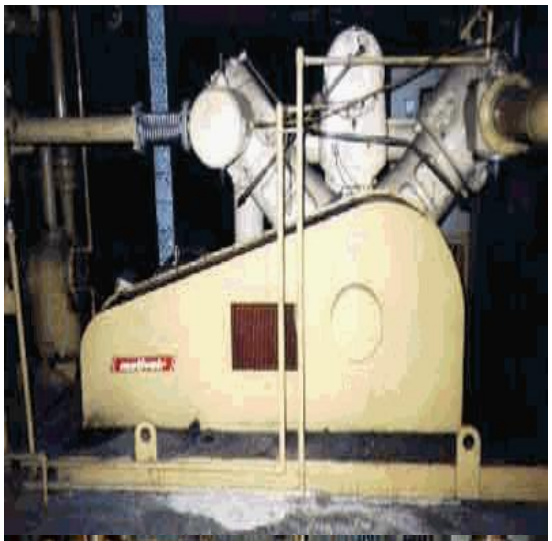
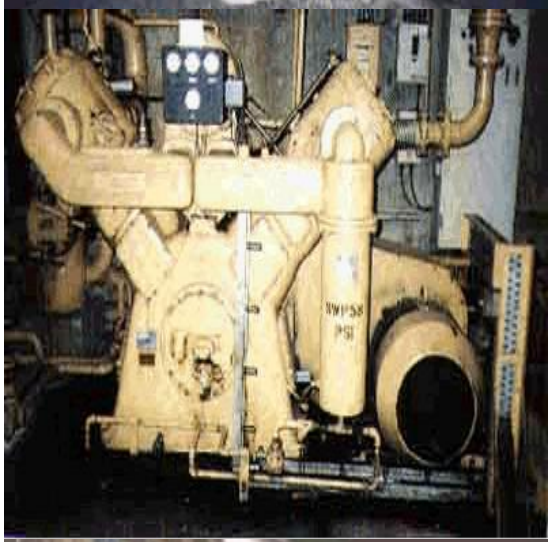
Generic Category	Air
CG Code	201A20
Specific	Compressors
Descriptive	Piston 14 Bar
Tech1	84947 m^3 / hr
Tech2	50000 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£1,373,029
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Piston Air Compressor Air Compressors - Machine for compressing air by means of pistons Usually electrically driven but could be steam turbine or diesel engine driven. This piston compressor is commonly found in medium to large industrial complexes. The storage cylinder (receiver) is located away from the compressor and between the two are usually air filters and air dryers pressures usually 7 Bar or greater. For low pressures this unit may be a single piston. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (piston) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age Cubic ft/min x 1.699 = cubic m/hour If the only information available is the size of the motor :- To find cubic m/hour from hp of motor x by 7.6 (approx.) To find cubic ft/min from hp of motor x by 4.5 (approx.) Note the information above is approximate and should be used with care. The motors work at 1450 rpm generally.
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical piston compressors.
Photo notes	-
Photo1	
Photo2	

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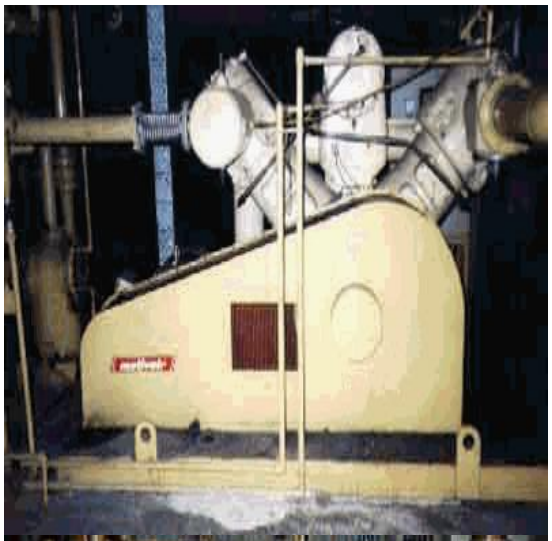
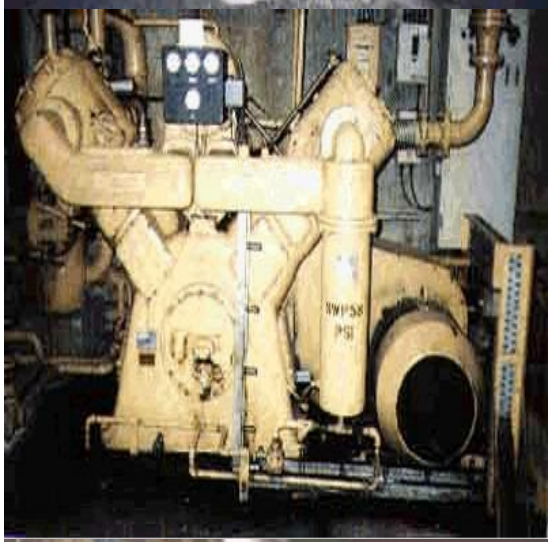
Generic Category	Air
CG Code	201A21
Specific	Compressors
Descriptive	Piston 14 Bar
Tech1	169894 m^3 / hr
Tech2	100000 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£2,111,039
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Piston Air Compressor Air Compressors - Machine for compressing air by means of pistons Usually electrically driven but could be steam turbine or diesel engine driven. This piston compressor is commonly found in medium to large industrial complexes. The storage cylinder (receiver) is located away from the compressor and between the two are usually air filters and air dryers pressures usually 7 Bar or greater. For low pressures this unit may be a single piston. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (piston) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age Cubic ft/min x 1.699 = cubic m/hour If the only information available is the size of the motor :- To find cubic m/hour from hp of motor x by 7.6 (approx.) To find cubic ft/min from hp of motor x by 4.5 (approx.) Note the information above is approximate and should be used with care. The motors work at 1450 rpm generally.
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical piston compressors.
Photo notes	-
Photo1	
Photo2	

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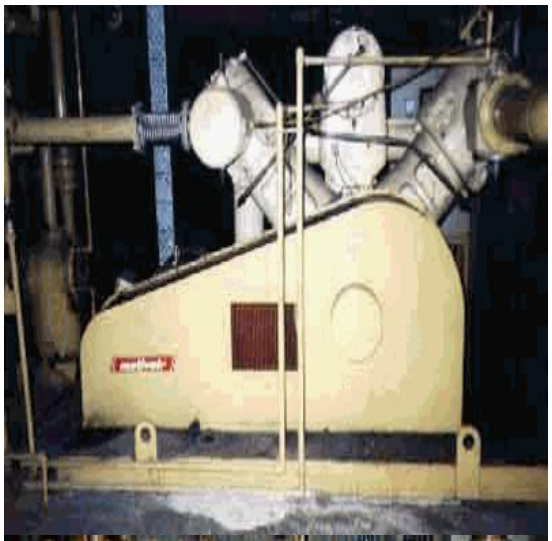
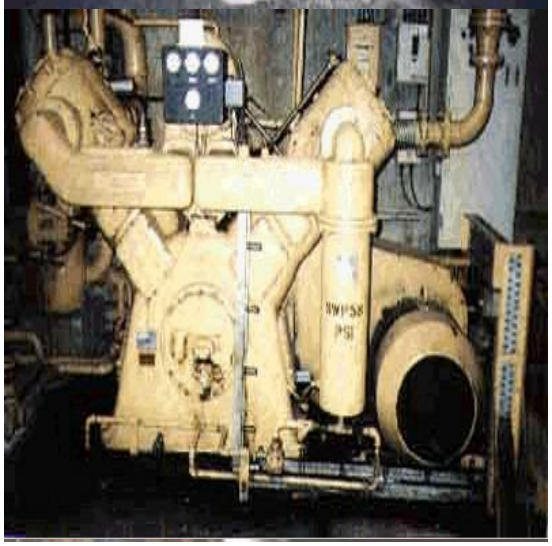
Generic Category	Air
CG Code	201A22
Specific	Compressors
Descriptive	Piston 14 Bar
Tech1	271830 m^3 / hr
Tech2	160000 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£2,142,120
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Piston Air Compressor Air Compressors - Machine for compressing air by means of pistons Usually electrically driven but could be steam turbine or diesel engine driven. This piston compressor is commonly found in medium to large industrial complexes. The storage cylinder (receiver) is located away from the compressor and between the two are usually air filters and air dryers pressures usually 7 Bar or greater. For low pressures this unit may be a single piston. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (piston) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age Cubic ft/min x 1.699 = cubic m/hour If the only information available is the size of the motor :- To find cubic m/hour from hp of motor x by 7.6 (approx.) To find cubic ft/min from hp of motor x by 4.5 (approx.) Note the information above is approximate and should be used with care. The motors work at 1450 rpm generally.
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical piston compressors.
Photo notes	-
Photo1	
Photo2	

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Generic Category	Air
CG Code	201A01
Specific	Compressors
Descriptive	Piston 7.5 Bar
Tech1	25 m^3 / hr
Tech2	15 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£858
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Piston Air Compressor Air Compressors - Machine for compressing air by means of pistons Usually electrically driven but could be steam turbine or diesel engine driven. The piston compressor is commonly found in medium to large industrial complexes. The storage cylinder (receiver) is located away from the compressor and between the two are usually air filters and air dryers pressures usually 7 Bar or greater. For low pressures the unit may be a single piston. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (piston) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age Cubic ft/min x 1.699 = cubic m/hour If the only information available is the size of the motor :- To find cubic m/hour from hp of motor x by 7.6 (approx.) To find cubic ft/min from hp of motor x by 4.5 (approx.) Note the information above is approximate and should be used with care. The motors work at 1450 rpm generally.
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

Typical piston compressors.

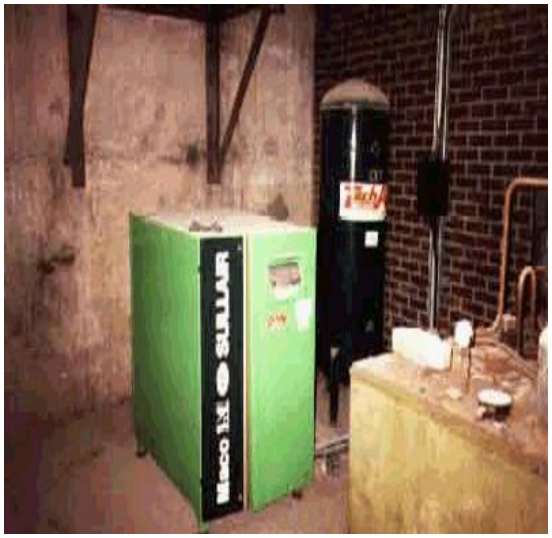
Photo notes

-

Photo1

Photo2

Photo3



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Generic Category	Air
CG Code	201A02
Specific	Compressors
Descriptive	Piston 7.5 Bar
Tech1	48.7 m^3 / hr
Tech2	29 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£2,376
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Piston Air Compressor Air Compressors - Machine for compressing air by means of pistons Usually electrically driven but could be steam turbine or diesel engine driven. The piston compressor is commonly found in medium to large industrial complexes. The storage cylinder (receiver) is located away from the compressor and between the two are usually air filters and air dryers pressures usually 7 Bar or greater. For low pressures the unit may be a single piston. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (piston) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age Cubic ft/min x 1.699 = cubic m/hour If the only information available is the size of the motor :- To find cubic m/hour from hp of motor x by 7.6 (approx.) To find cubic ft/min from hp of motor x by 4.5 (approx.) Note the information above is approximate and should be used with care. The motors work at 1450 rpm generally.
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

Typical piston compressors.

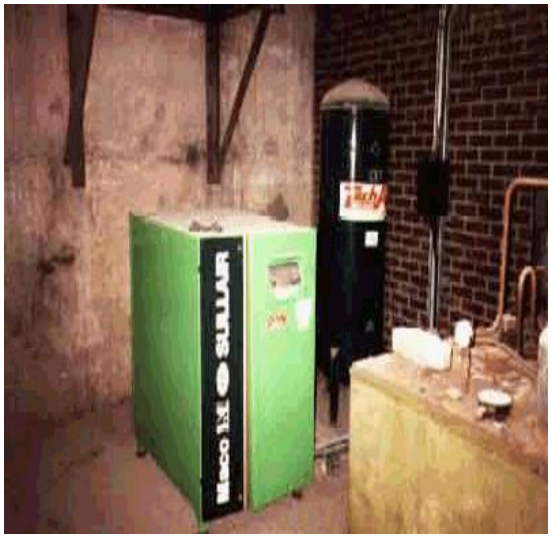
Photo notes

-

Photo1

Photo2

Photo3



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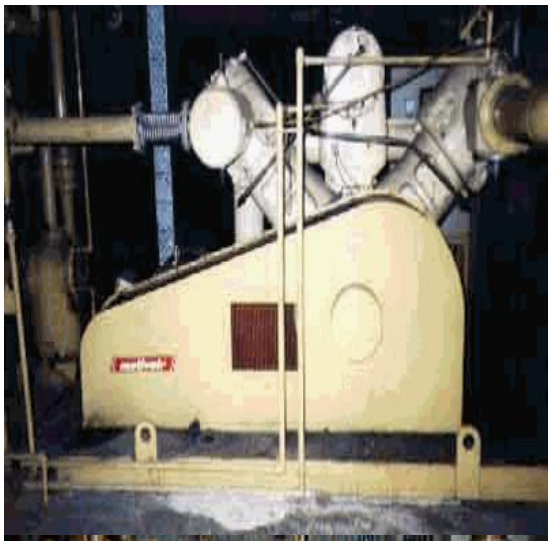
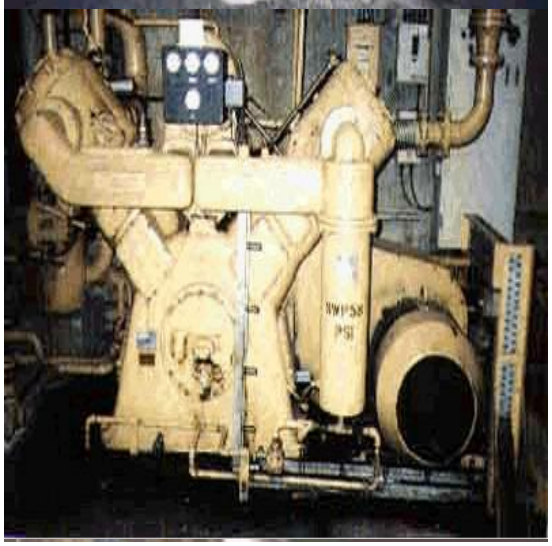
Generic Category	Air
CG Code	201A03
Specific	Compressors
Descriptive	Piston 7.5 Bar
Tech1	100 m^3 / hr
Tech2	59 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£4,387
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Piston Air Compressor Air Compressors - Machine for compressing air by means of pistons Usually electrically driven but could be steam turbine or diesel engine driven. The piston compressor is commonly found in medium to large industrial complexes. The storage cylinder (receiver) is located away from the compressor and between the two are usually air filters and air dryers pressures usually 7 Bar or greater. For low pressures the unit may be a single piston. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (piston) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age Cubic ft/min x 1.699 = cubic m/hour If the only information available is the size of the motor :- To find cubic m/hour from hp of motor x by 7.6 (approx.) To find cubic ft/min from hp of motor x by 4.5 (approx.) Note the information above is approximate and should be used with care. The motors work at 1450 rpm generally.
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical piston compressors.
Photo notes	-
Photo1	
Photo2	

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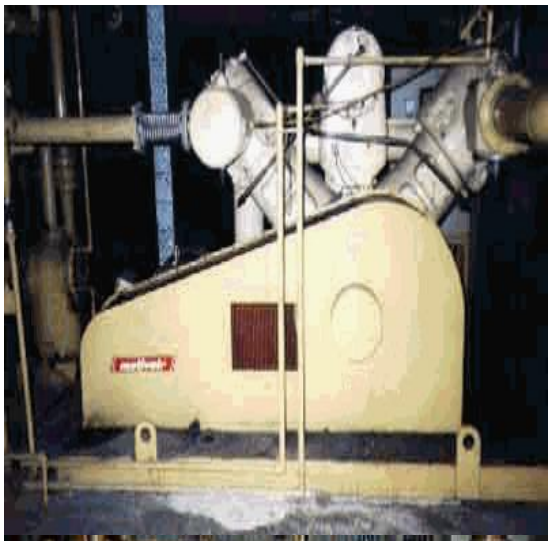
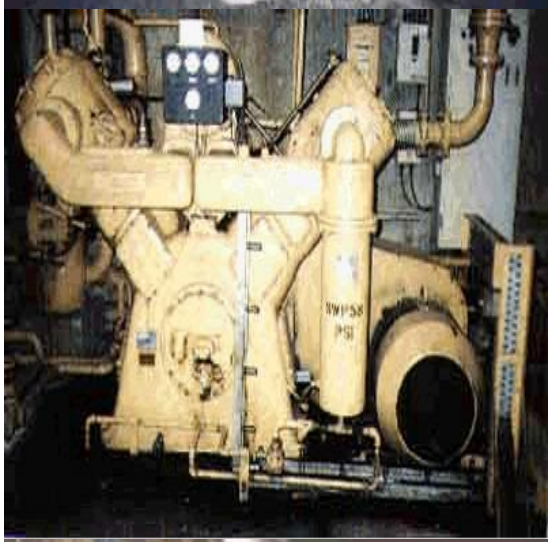
Generic Category	Air
CG Code	201A04
Specific	Compressors
Descriptive	Piston 7.5 Bar
Tech1	134 m^3 / hr
Tech2	79 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£5,338
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Piston Air Compressor Air Compressors - Machine for compressing air by means of pistons Usually electrically driven but could be steam turbine or diesel engine driven. The piston compressor is commonly found in medium to large industrial complexes. The storage cylinder (receiver) is located away from the compressor and between the two are usually air filters and air dryers pressures usually 7 Bar or greater. For low pressures the unit may be a single piston. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (piston) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age Cubic ft/min x 1.699 = cubic m/hour If the only information available is the size of the motor :- To find cubic m/hour from hp of motor x by 7.6 (approx.) To find cubic ft/min from hp of motor x by 4.5 (approx.) Note the information above is approximate and should be used with care. The motors work at 1450 rpm generally.
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical piston compressors.
Photo notes	-
Photo1	
Photo2	

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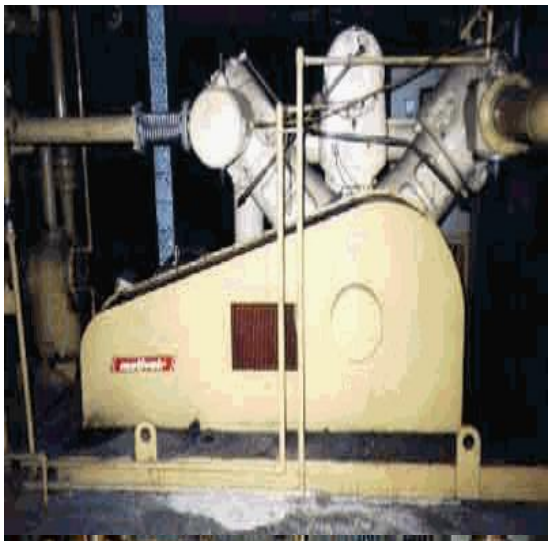
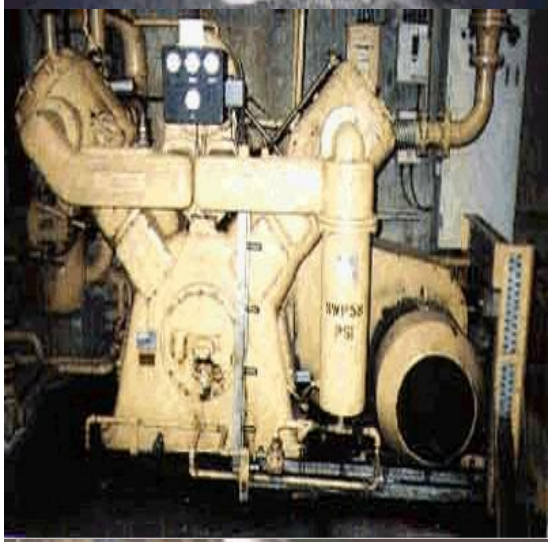
Generic Category	Air
CG Code	201A05
Specific	Compressors
Descriptive	Piston 7.5 Bar
Tech1	158 m^3 / hr
Tech2	93 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£6,947
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Piston Air Compressor Air Compressors - Machine for compressing air by means of pistons Usually electrically driven but could be steam turbine or diesel engine driven. The piston compressor is commonly found in medium to large industrial complexes. The storage cylinder (receiver) is located away from the compressor and between the two are usually air filters and air dryers pressures usually 7 Bar or greater. For low pressures the unit may be a single piston. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (piston) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age Cubic ft/min x 1.699 = cubic m/hour If the only information available is the size of the motor :- To find cubic m/hour from hp of motor x by 7.6 (approx.) To find cubic ft/min from hp of motor x by 4.5 (approx.) Note the information above is approximate and should be used with care. The motors work at 1450 rpm generally.
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical piston compressors.
Photo notes	-
Photo1	
Photo2	

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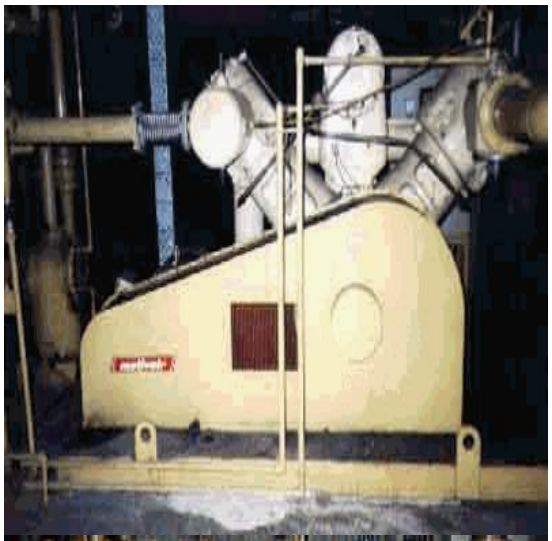
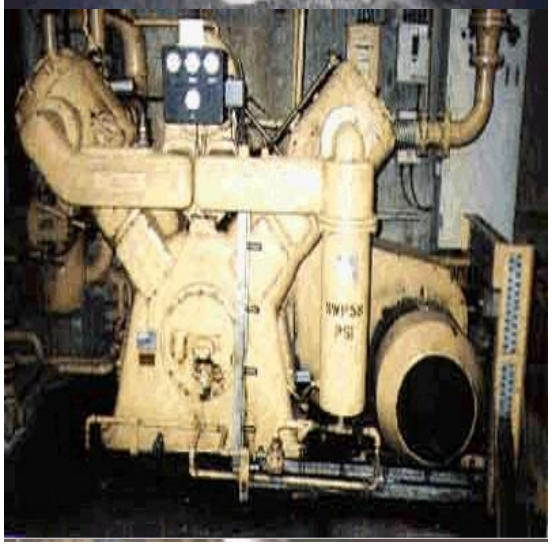
Generic Category	Air
CG Code	201A06
Specific	Compressors
Descriptive	Piston 7.5 Bar
Tech1	187 m^3 / hr
Tech2	110 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£7,240
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Piston Air Compressor Air Compressors - Machine for compressing air by means of pistons Usually electrically driven but could be steam turbine or diesel engine driven. The piston compressor is commonly found in medium to large industrial complexes. The storage cylinder (receiver) is located away from the compressor and between the two are usually air filters and air dryers pressures usually 7 Bar or greater. For low pressures the unit may be a single piston. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (piston) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age Cubic ft/min x 1.699 = cubic m/hour If the only information available is the size of the motor :- To find cubic m/hour from hp of motor x by 7.6 (approx.) To find cubic ft/min from hp of motor x by 4.5 (approx.) Note the information above is approximate and should be used with care. The motors work at 1450 rpm generally.
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical piston compressors.
Photo notes	-
Photo1	
Photo2	

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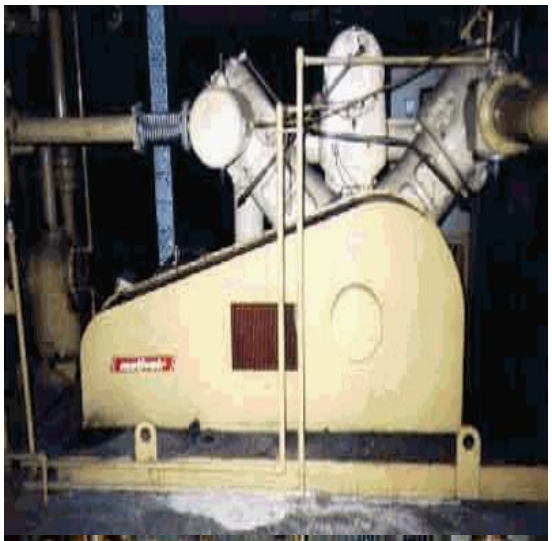
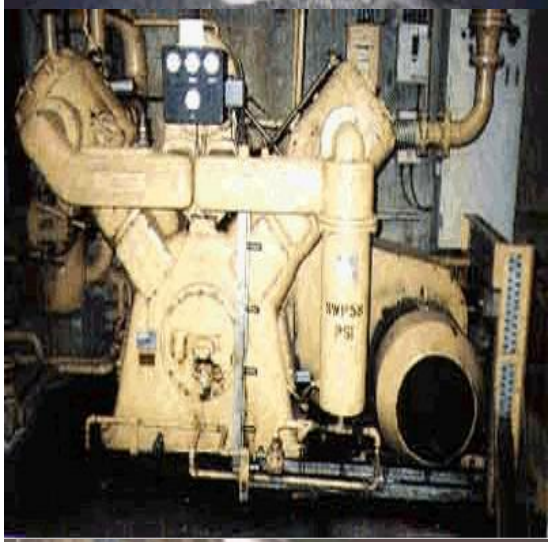
Generic Category	Air
CG Code	201A07
Specific	Compressors
Descriptive	Piston 7.5 Bar
Tech1	253 m^3 / hr
Tech2	149 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£8,059
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Piston Air Compressor Air Compressors - Machine for compressing air by means of pistons Usually electrically driven but could be steam turbine or diesel engine driven. The piston compressor is commonly found in medium to large industrial complexes. The storage cylinder (receiver) is located away from the compressor and between the two are usually air filters and air dryers pressures usually 7 Bar or greater. For low pressures the unit may be a single piston. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (piston) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age Cubic ft/min x 1.699 = cubic m/hour If the only information available is the size of the motor :- To find cubic m/hour from hp of motor x by 7.6 (approx.) To find cubic ft/min from hp of motor x by 4.5 (approx.) Note the information above is approximate and should be used with care. The motors work at 1450 rpm generally.
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical piston compressors.
Photo notes	-
Photo1	
Photo2	

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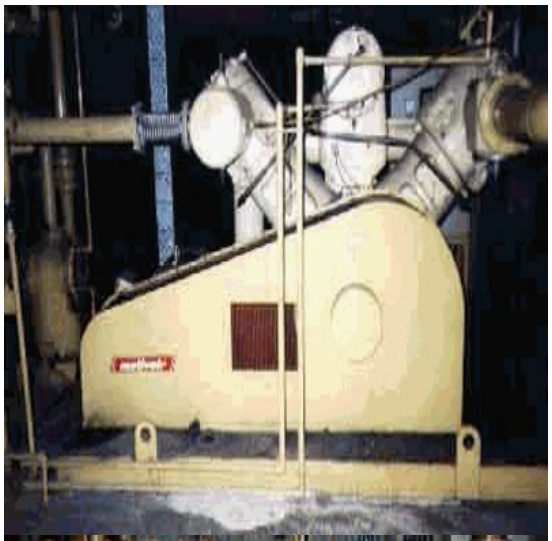
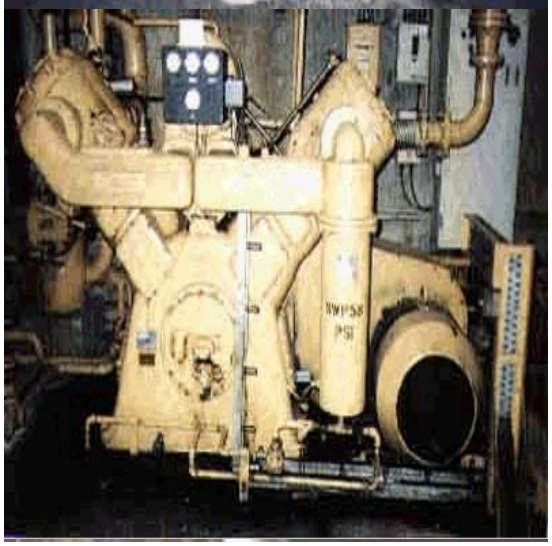
Generic Category	Air
CG Code	201A08
Specific	Compressors
Descriptive	Piston 7.5 Bar
Tech1	292 m^3 / hr
Tech2	172 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£10,360
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Piston Air Compressor Air Compressors - Machine for compressing air by means of pistons Usually electrically driven but could be steam turbine or diesel engine driven. The piston compressor is commonly found in medium to large industrial complexes. The storage cylinder (receiver) is located away from the compressor and between the two are usually air filters and air dryers pressures usually 7 Bar or greater. For low pressures the unit may be a single piston. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (piston) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age Cubic ft/min x 1.699 = cubic m/hour If the only information available is the size of the motor :- To find cubic m/hour from hp of motor x by 7.6 (approx.) To find cubic ft/min from hp of motor x by 4.5 (approx.) Note the information above is approximate and should be used with care. The motors work at 1450 rpm generally.
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical piston compressors.
Photo notes	-
Photo1	
Photo2	

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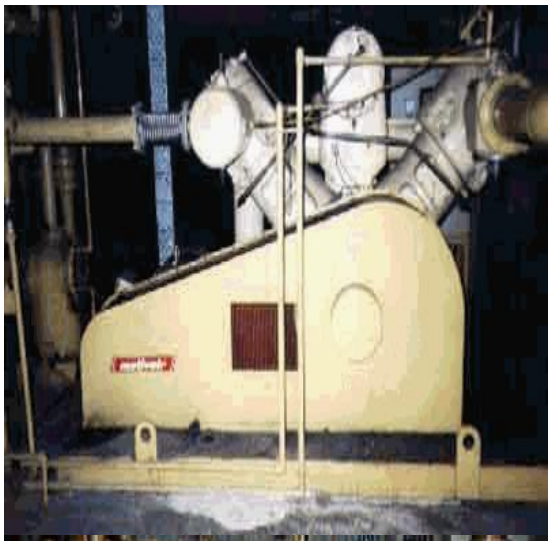
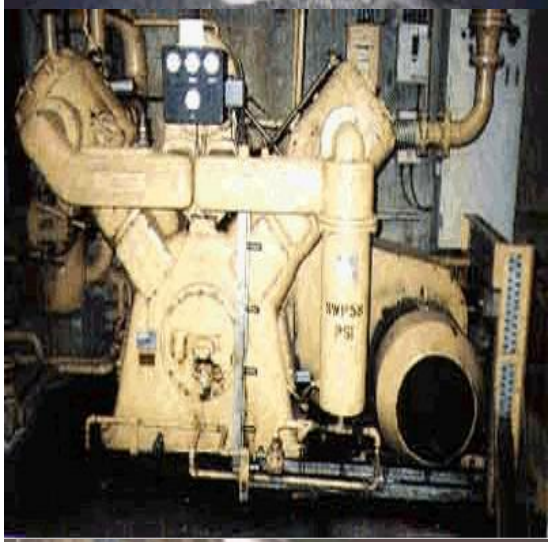
Generic Category	Air
CG Code	201A09
Specific	Compressors
Descriptive	Piston 7.5 Bar
Tech1	348 m^3 / hr
Tech2	205 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£13,255
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Piston Air Compressor Air Compressors - Machine for compressing air by means of pistons Usually electrically driven but could be steam turbine or diesel engine driven. The piston compressor is commonly found in medium to large industrial complexes. The storage cylinder (receiver) is located away from the compressor and between the two are usually air filters and air dryers pressures usually 7 Bar or greater. For low pressures the unit may be a single piston. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (piston) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age Cubic ft/min x 1.699 = cubic m/hour If the only information available is the size of the motor :- To find cubic m/hour from hp of motor x by 7.6 (approx.) To find cubic ft/min from hp of motor x by 4.5 (approx.) Note the information above is approximate and should be used with care. The motors work at 1450 rpm generally.
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical piston compressors.
Photo notes	-
Photo1	
Photo2	

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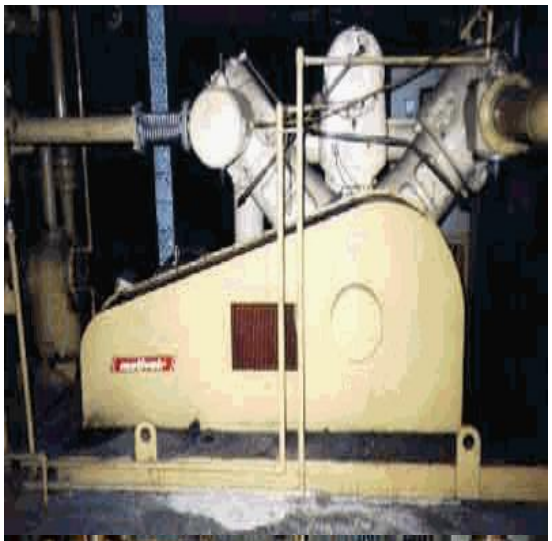
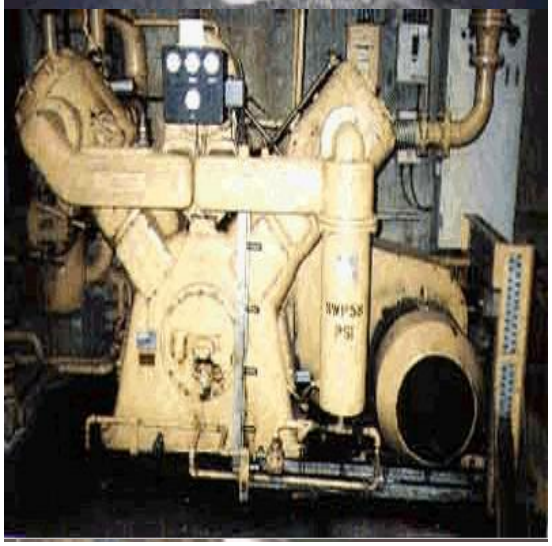
Generic Category	Air
CG Code	201A10
Specific	Compressors
Descriptive	Piston 7.5 Bar
Tech1	438 m^3 / hr
Tech2	258 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£15,784
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Piston Air Compressor Air Compressors - Machine for compressing air by means of pistons Usually electrically driven but could be steam turbine or diesel engine driven. The piston compressor is commonly found in medium to large industrial complexes. The storage cylinder (receiver) is located away from the compressor and between the two are usually air filters and air dryers pressures usually 7 Bar or greater. For low pressures the unit may be a single piston. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (piston) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age Cubic ft/min x 1.699 = cubic m/hour If the only information available is the size of the motor :- To find cubic m/hour from hp of motor x by 7.6 (approx.) To find cubic ft/min from hp of motor x by 4.5 (approx.) Note the information above is approximate and should be used with care. The motors work at 1450 rpm generally.
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical piston compressors.
Photo notes	-
Photo1	
Photo2	

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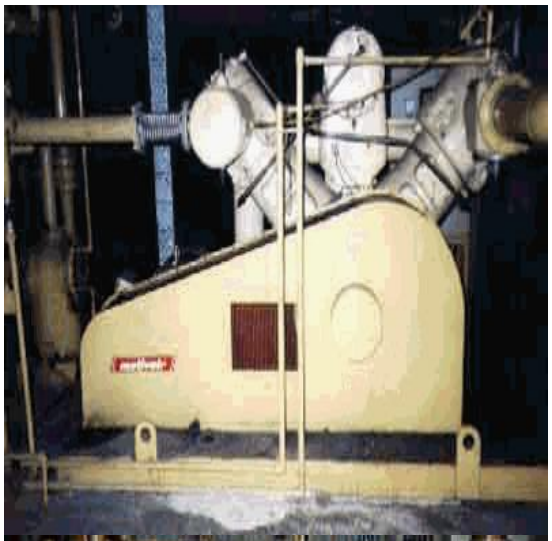
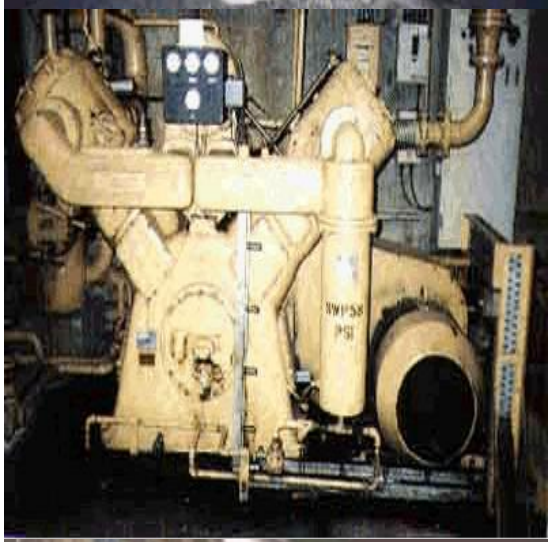
Generic Category	Air
CG Code	201A11
Specific	Compressors
Descriptive	Piston 7.5 Bar
Tech1	557 m^3 / hr
Tech2	328 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£18,832
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Piston Air Compressor Air Compressors - Machine for compressing air by means of pistons Usually electrically driven but could be steam turbine or diesel engine driven. This piston compressor is commonly found in medium to large industrial complexes. The storage cylinder (receiver) is located away from the compressor and between the two are usually air filters and air dryers pressures usually 7 Bar or greater. For low pressures this unit may be a single piston. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (piston) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age Cubic ft/min x 1.699 = cubic m/hour If the only information available is the size of the motor :- To find cubic m/hour from hp of motor x by 7.6 (approx.) To find cubic ft/min from hp of motor x by 4.5 (approx.) Note the information above is approximate and should be used with care. The motors work at 1450 rpm generally.
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical piston compressors.
Photo notes	-
Photo1	
Photo2	

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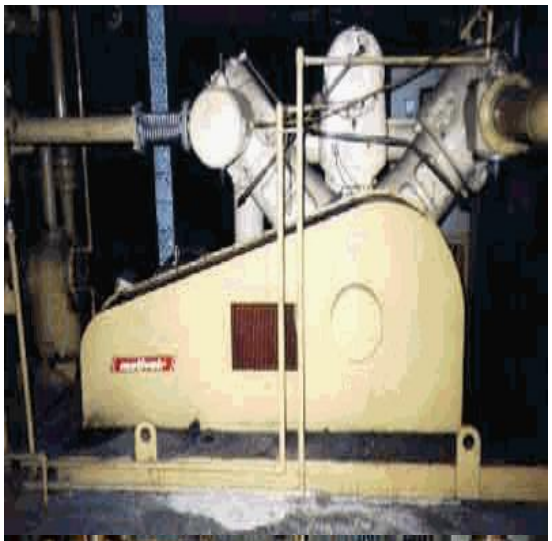
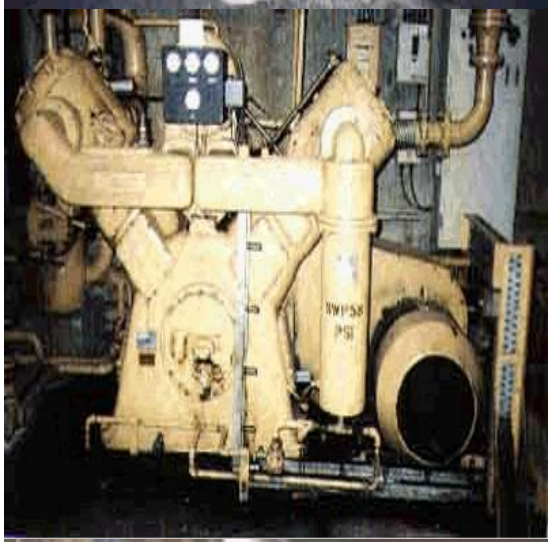
Generic Category	Air
CG Code	201A12
Specific	Compressors
Descriptive	Piston 7.5 Bar
Tech1	756 m^3 / hr
Tech2	445 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£24,133
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Piston Air Compressor Air Compressors - Machine for compressing air by means of pistons Usually electrically driven but could be steam turbine or diesel engine driven. This piston compressor is commonly found in medium to large industrial complexes. The storage cylinder (receiver) is located away from the compressor and between the two are usually air filters and air dryers pressures usually 7 Bar or greater. For low pressures this unit may be a single piston. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (piston) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age Cubic ft/min x 1.699 = cubic m/hour If the only information available is the size of the motor :- To find cubic m/hour from hp of motor x by 7.6 (approx.) To find cubic ft/min from hp of motor x by 4.5 (approx.) Note the information above is approximate and should be used with care. The motors work at 1450 rpm generally.
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical piston compressors.
Photo notes	-
Photo1	
Photo2	

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Generic Category	Air
CG Code	201A80
Specific	Compressors
Descriptive	Rotary screw 12.5 bar
Tech1	15KW
Tech2	109 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£16,599
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rotary Screw Air Compressor Air Compressors - Machine for compressing air by means of interlocking screws Usually electrically driven but could be steam turbine or diesel engine driven. This rotary screw compressor is commonly found where the requirement is for small to medium pressures. It is not often employed where very high pressures are required. It is quieter in operation than a comparable piston compressor and thus it is not necessarily found in a power-house (as most large piston compressors are) The storage cylinder (receiver) is located away from the compressor and between the two is usually air filters and air dryers. Smaller units produce pressures in the 7 Bar to 8 bar range. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (rotary screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age This type of unit is usually enclosed in a cabinet. Most cabinets have a specification plate on the outside but where this is not available ask the engineer on site or look to the pressure on the adjacent air receiver. Never open a cabinet to obtain information from the plates attached to the individual machines. Cubic ft/min x 1.699 = cubic m/hour
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Typical Screw Compressors

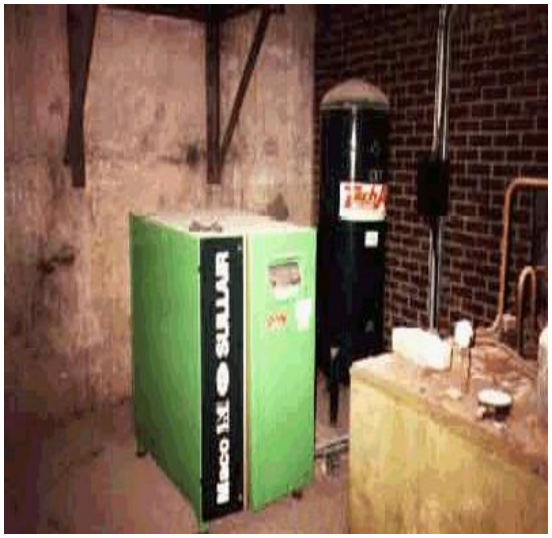
Photo notes

-

Photo1

Photo2

Photo3



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Generic Category	Air
CG Code	201A81
Specific	Compressors
Descriptive	Rotary screw 12.5 bar
Tech1	18.5KW
Tech2	139 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£21,722
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rotary Screw Air Compressor Air Compressors - Machine for compressing air by means of interlocking screws Usually electrically driven but could be steam turbine or diesel engine driven. This rotary screw compressor is commonly found where the requirement is for small to medium pressures. It is not often employed where very high pressures are required. It is quieter in operation than a comparable piston compressor and thus it is not necessarily found in a power-house (as most large piston compressors are) The storage cylinder (receiver) is located away from the compressor and between the two is usually air filters and air dryers. Smaller units produce pressures in the 7 Bar to 8 bar range. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (rotary screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age This type of unit is usually enclosed in a cabinet. Most cabinets have a specification plate on the outside but where this is not available ask the engineer on site or look to the pressure on the adjacent air receiver. Never open a cabinet to obtain information from the plates attached to the individual machines. Cubic ft/min x 1.699 = cubic m/hour
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Typical Screw Compressors

Photo notes

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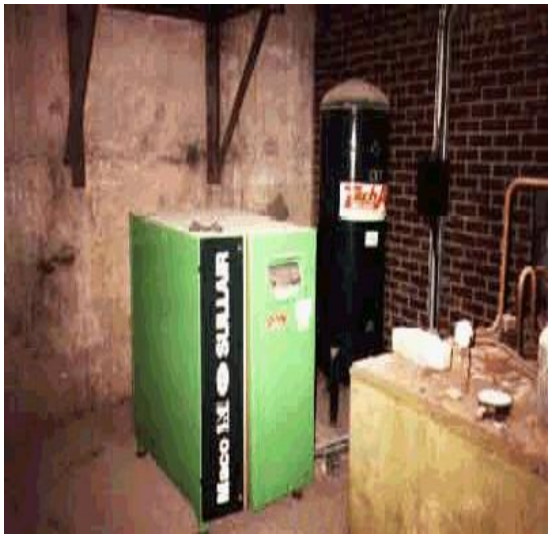
Photo1

Photo2

Photo3



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Generic Category	Air
CG Code	201A82
Specific	Compressors
Descriptive	Rotary screw 12.5 bar
Tech1	22KW
Tech2	169 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£25,643
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rotary Screw Air Compressor Air Compressors - Machine for compressing air by means of interlocking screws Usually electrically driven but could be steam turbine or diesel engine driven. This rotary screw compressor is commonly found where the requirement is for small to medium pressures. It is not often employed where very high pressures are required. It is quieter in operation than a comparable piston compressor and thus it is not necessarily found in a power-house (as most large piston compressors are) The storage cylinder (receiver) is located away from the compressor and between the two is usually air filters and air dryers. Smaller units produce pressures in the 7 Bar to 8 bar range. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (rotary screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age This type of unit is usually enclosed in a cabinet. Most cabinets have a specification plate on the outside but where this is not available ask the engineer on site or look to the pressure on the adjacent air receiver. Never open a cabinet to obtain information from the plates attached to the individual machines. Cubic ft/min x 1.699 = cubic m/hour
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Typical Screw Compressors

Photo notes

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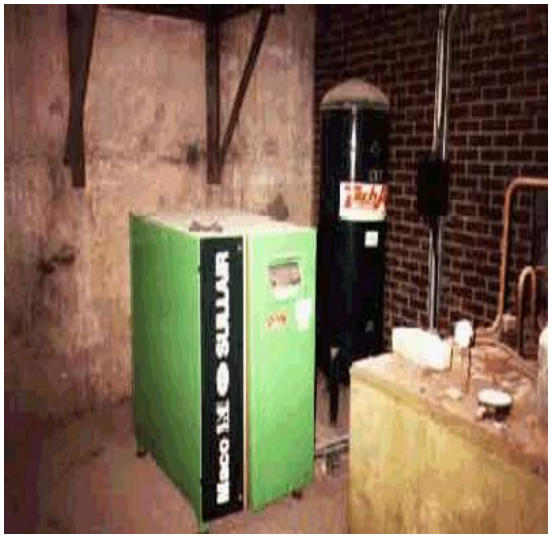
Photo1

Photo2

Photo3



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Generic Category	Air
CG Code	201A83
Specific	Compressors
Descriptive	Rotary screw 12.5 bar
Tech1	30KW
Tech2	229 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£40,259
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rotary Screw Air Compressor Air Compressors - Machine for compressing air by means of interlocking screws Usually electrically driven but could be steam turbine or diesel engine driven. This rotary screw compressor is commonly found where the requirement is for small to medium pressures. It is not often employed where very high pressures are required. It is quieter in operation than a comparable piston compressor and thus it is not necessarily found in a power-house (as most large piston compressors are) The storage cylinder (receiver) is located away from the compressor and between the two is usually air filters and air dryers. Smaller units produce pressures in the 7 Bar to 8 bar range. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (rotary screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age This type of unit is usually enclosed in a cabinet. Most cabinets have a specification plate on the outside but where this is not available ask the engineer on site or look to the pressure on the adjacent air receiver. Never open a cabinet to obtain information from the plates attached to the individual machines. Cubic ft/min x 1.699 = cubic m/hour
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Typical Screw Compressors

Photo notes

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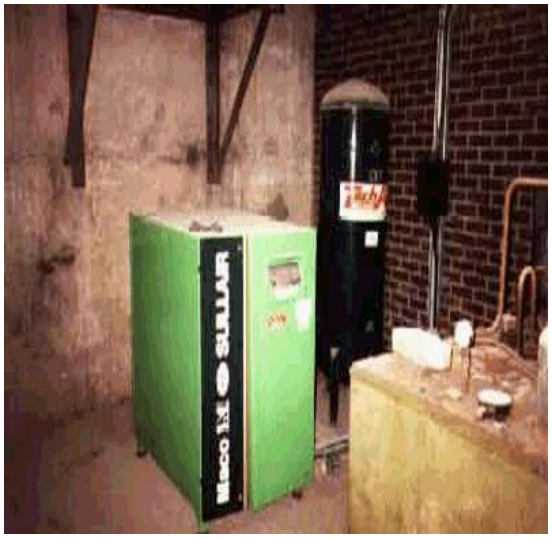
Photo1

Photo2

Photo3



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Generic Category	Air
CG Code	201A84
Specific	Compressors
Descriptive	Rotary screw 12.5 bar
Tech1	37KW
Tech2	280 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£46,277
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rotary Screw Air Compressor Air Compressors - Machine for compressing air by means of interlocking screws Usually electrically driven but could be steam turbine or diesel engine driven. This rotary screw compressor is commonly found where the requirement is for small to medium pressures. It is not often employed where very high pressures are required. It is quieter in operation than a comparable piston compressor and thus it is not necessarily found in a power-house (as most large piston compressors are) The storage cylinder (receiver) is located away from the compressor and between the two is usually air filters and air dryers. Smaller units produce pressures in the 7 Bar to 8 bar range. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (rotary screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age This type of unit is usually enclosed in a cabinet. Most cabinets have a specification plate on the outside but where this is not available ask the engineer on site or look to the pressure on the adjacent air receiver. Never open a cabinet to obtain information from the plates attached to the individual machines. Cubic ft/min x 1.699 = cubic m/hour
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Typical Screw Compressors

Photo notes

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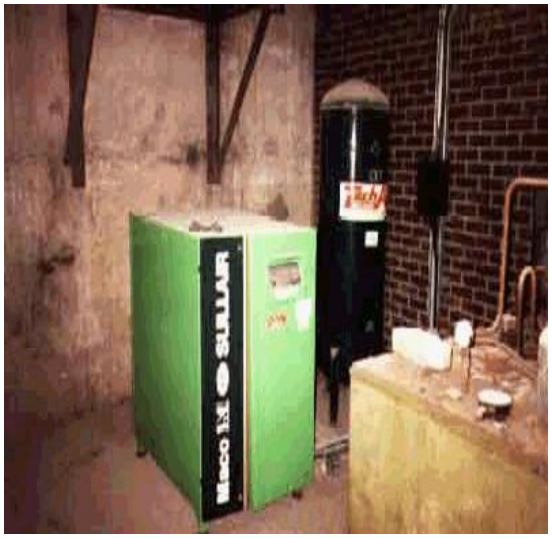
Photo1

Photo2

Photo3



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Generic Category	Air
CG Code	201A85
Specific	Compressors
Descriptive	Rotary screw 12.5 bar
Tech1	45KW
Tech2	360 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£60,680
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rotary Screw Air Compressor Air Compressors - Machine for compressing air by means of interlocking screws Usually electrically driven but could be steam turbine or diesel engine driven. This rotary screw compressor is commonly found where the requirement is for small to medium pressures. It is not often employed where very high pressures are required. It is quieter in operation than a comparable piston compressor and thus it is not necessarily found in a power-house (as most large piston compressors are) The storage cylinder (receiver) is located away from the compressor and between the two is usually air filters and air dryers. Smaller units produce pressures in the 7 Bar to 8 bar range. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (rotary screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age This type of unit is usually enclosed in a cabinet. Most cabinets have a specification plate on the outside but where this is not available ask the engineer on site or look to the pressure on the adjacent air receiver. Never open a cabinet to obtain information from the plates attached to the individual machines. Cubic ft/min x 1.699 = cubic m/hour
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Typical Screw Compressors

Photo notes

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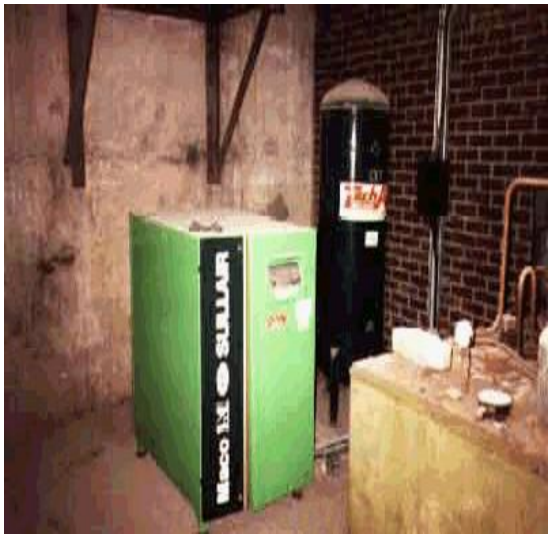
Photo1

Photo2

Photo3



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Generic Category	Air
CG Code	201A86
Specific	Compressors
Descriptive	Rotary screw 12.5 bar
Tech1	55KW
Tech2	421 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£65,692
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rotary Screw Air Compressor Air Compressors - Machine for compressing air by means of interlocking screws Usually electrically driven but could be steam turbine or diesel engine driven. This rotary screw compressor is commonly found where the requirement is for small to medium pressures. It is not often employed where very high pressures are required. It is quieter in operation than a comparable piston compressor and thus it is not necessarily found in a power-house (as most large piston compressors are) The storage cylinder (receiver) is located away from the compressor and between the two is usually air filters and air dryers. Smaller units produce pressures in the 7 Bar to 8 bar range. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (rotary screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age This type of unit is usually enclosed in a cabinet. Most cabinets have a specification plate on the outside but where this is not available ask the engineer on site or look to the pressure on the adjacent air receiver. Never open a cabinet to obtain information from the plates attached to the individual machines. Cubic ft/min x 1.699 = cubic m/hour
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Typical Screw Compressors

Photo notes

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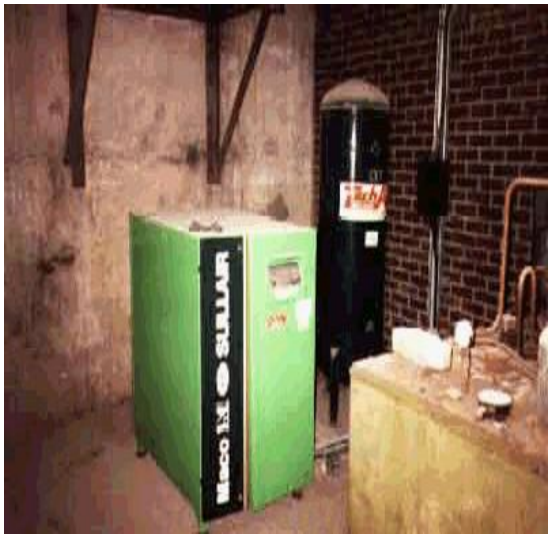
Photo1

Photo2

Photo3



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Generic Category	Air
CG Code	201A87
Specific	Compressors
Descriptive	Rotary screw 12.5 bar
Tech1	75KW
Tech2	607 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£101,123
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rotary Screw Air Compressor Air Compressors - Machine for compressing air by means of interlocking screws Usually electrically driven but could be steam turbine or diesel engine driven. This rotary screw compressor is commonly found where the requirement is for small to medium pressures. It is not often employed where very high pressures are required. It is quieter in operation than a comparable piston compressor and thus it is not necessarily found in a power-house (as most large piston compressors are) The storage cylinder (receiver) is located away from the compressor and between the two is usually air filters and air dryers. Smaller units produce pressures in the 7 Bar to 8 bar range. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (rotary screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age This type of unit is usually enclosed in a cabinet. Most cabinets have a specification plate on the outside but where this is not available ask the engineer on site or look to the pressure on the adjacent air receiver. Never open a cabinet to obtain information from the plates attached to the individual machines. Cubic ft/min x 1.699 = cubic m/hour
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Typical Screw Compressors

Photo notes

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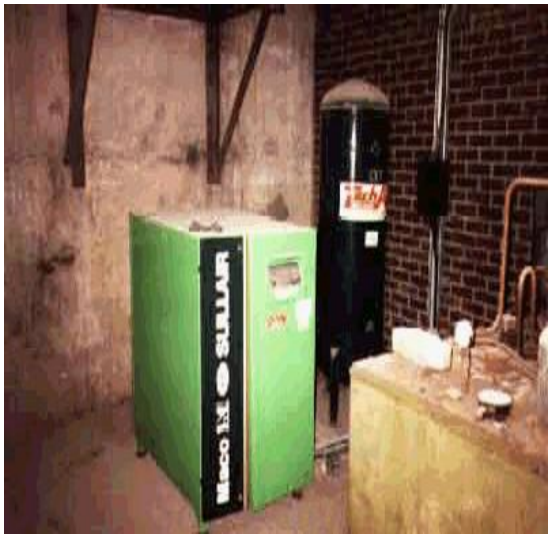
Photo1

Photo2

Photo3



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Generic Category	Air
CG Code	201A31
Specific	Compressors
Descriptive	Rotary screw 14 bar
Tech1	15 hp
Tech2	36 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£10,207
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rotary Screw Air Compressor Air Compressors - Machine for compressing air by means of interlocking screws Usually electrically driven but could be steam turbine or diesel engine driven. This rotary screw compressor is commonly found where the requirement is for small to medium pressures. It is not often employed where very high pressures are required. It is quieter in operation than a comparable piston compressor and thus it is not necessarily found in a power-house (as most large piston compressors are) The storage cylinder (receiver) is located away from the compressor and between the two is usually air filters and air dryers. Smaller units produce pressures in the 7 Bar to 8 bar range. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (rotary screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age This type of unit is usually enclosed in a cabinet. Most cabinets have a specification plate on the outside but where this is not available ask the engineer on site or look to the pressure on the adjacent air receiver. Never open a cabinet to obtain information from the plates attached to the individual machines. Cubic ft/min x 1.699 = cubic m/hour
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

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Variations

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Photo description

Typical Screw Compressors

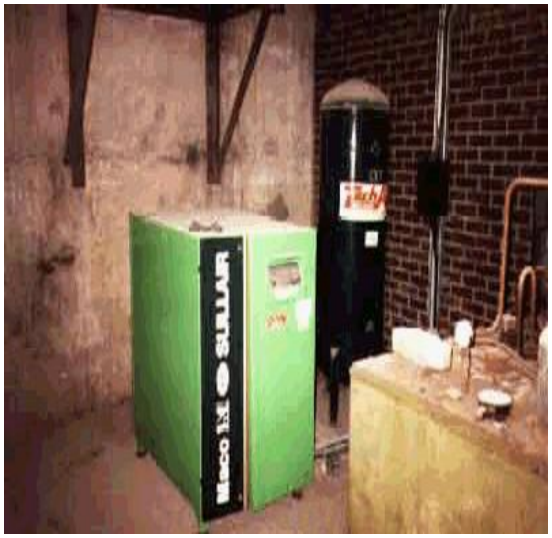
Photo notes

-

Photo1

Photo2

Photo3



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Generic Category	Air
CG Code	201A32
Specific	Compressors
Descriptive	Rotary screw 14 bar
Tech1	25 hp
Tech2	72 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£20,998
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rotary Screw Air Compressor Air Compressors - Machine for compressing air by means of interlocking screws Usually electrically driven but could be steam turbine or diesel engine driven. This rotary screw compressor is commonly found where the requirement is for small to medium pressures. It is not often employed where very high pressures are required. It is quieter in operation than a comparable piston compressor and thus it is not necessarily found in a power-house (as most large piston compressors are) The storage cylinder (receiver) is located away from the compressor and between the two is usually air filters and air dryers. Smaller units produce pressures in the 7 Bar to 8 bar range. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (rotary screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age This type of unit is usually enclosed in a cabinet. Most cabinets have a specification plate on the outside but where this is not available ask the engineer on site or look to the pressure on the adjacent air receiver. Never open a cabinet to obtain information from the plates attached to the individual machines. Cubic ft/min x 1.699 = cubic m/hour
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Typical Screw Compressors

Photo notes

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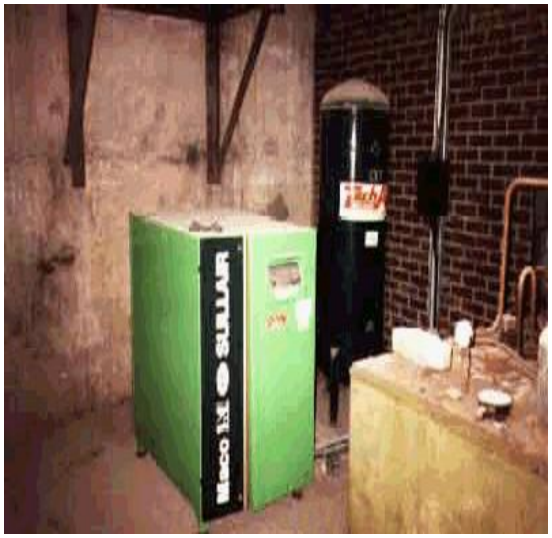
Photo1

Photo2

Photo3



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Generic Category	Air
CG Code	201A33
Specific	Compressors
Descriptive	Rotary screw 14 bar
Tech1	40 hp
Tech2	118 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£33,982
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rotary Screw Air Compressor Air Compressors - Machine for compressing air by means of interlocking screws Usually electrically driven but could be steam turbine or diesel engine driven. This rotary screw compressor is commonly found where the requirement is for small to medium pressures. It is not often employed where very high pressures are required. It is quieter in operation than a comparable piston compressor and thus it is not necessarily found in a power-house (as most large piston compressors are) The storage cylinder (receiver) is located away from the compressor and between the two is usually air filters and air dryers. Smaller units produce pressures in the 7 Bar to 8 bar range. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (rotary screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age This type of unit is usually enclosed in a cabinet. Most cabinets have a specification plate on the outside but where this is not available ask the engineer on site or look to the pressure on the adjacent air receiver. Never open a cabinet to obtain information from the plates attached to the individual machines. Cubic ft/min x 1.699 = cubic m/hour
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Typical Screw Compressors

Photo notes

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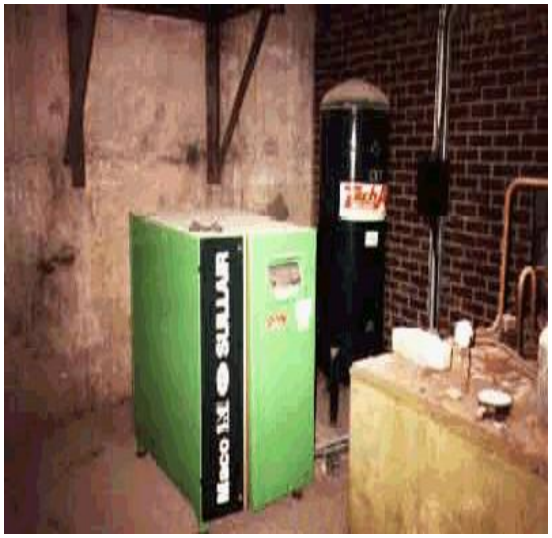
Photo1

Photo2

Photo3



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Generic Category	Air
CG Code	201A34
Specific	Compressors
Descriptive	Rotary screw 14 bar
Tech1	50 hp
Tech2	154 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£37,802
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rotary Screw Air Compressor Air Compressors - Machine for compressing air by means of interlocking screws Usually electrically driven but could be steam turbine or diesel engine driven. This rotary screw compressor is commonly found where the requirement is for small to medium pressures. It is not often employed where very high pressures are required. It is quieter in operation than a comparable piston compressor and thus it is not necessarily found in a power-house (as most large piston compressors are) The storage cylinder (receiver) is located away from the compressor and between the two is usually air filters and air dryers. Smaller units produce pressures in the 7 Bar to 8 bar range. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (rotary screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age This type of unit is usually enclosed in a cabinet. Most cabinets have a specification plate on the outside but where this is not available ask the engineer on site or look to the pressure on the adjacent air receiver. Never open a cabinet to obtain information from the plates attached to the individual machines. Cubic ft/min x 1.699 = cubic m/hour
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Typical Screw Compressors

Photo notes

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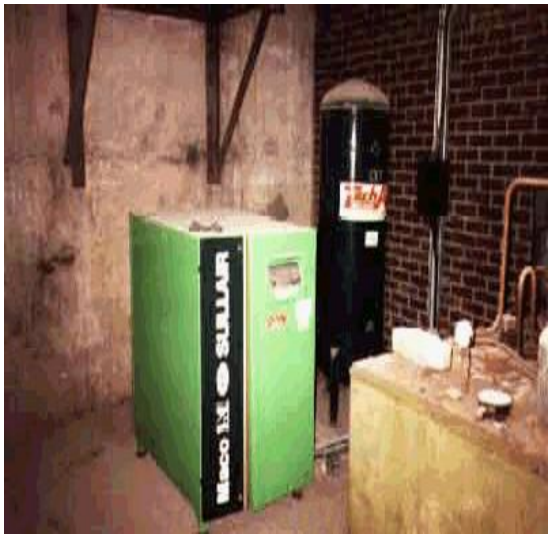
Photo1

Photo2

Photo3



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Generic Category	Air
CG Code	201A35
Specific	Compressors
Descriptive	Rotary screw 14 bar
Tech1	50 hp
Tech2	154 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£60,680
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rotary Screw Air Compressor Air Compressors - Machine for compressing air by means of interlocking screws Usually electrically driven but could be steam turbine or diesel engine driven. This rotary screw compressor is commonly found where the requirement is for small to medium pressures. It is not often employed where very high pressures are required. It is quieter in operation than a comparable piston compressor and thus it is not necessarily found in a power-house (as most large piston compressors are) The storage cylinder (receiver) is located away from the compressor and between the two is usually air filters and air dryers. Smaller units produce pressures in the 7 Bar to 8 bar range. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (rotary screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age This type of unit is usually enclosed in a cabinet. Most cabinets have a specification plate on the outside but where this is not available ask the engineer on site or look to the pressure on the adjacent air receiver. Never open a cabinet to obtain information from the plates attached to the individual machines. Cubic ft/min x 1.699 = cubic m/hour
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Typical Screw Compressors

Photo notes

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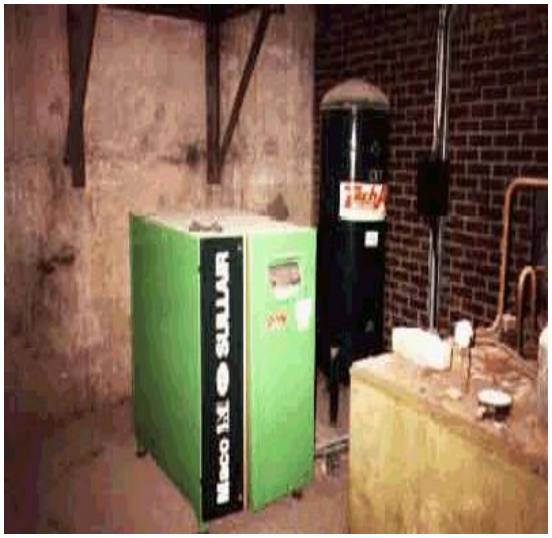
Photo1

Photo2

Photo3



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Generic Category	Air
CG Code	201A36
Specific	Compressors
Descriptive	Rotary screw 14 bar
Tech1	100 hp
Tech2	287 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£69,201
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rotary Screw Air Compressor Air Compressors - Machine for compressing air by means of interlocking screws Usually electrically driven but could be steam turbine or diesel engine driven. This rotary screw compressor is commonly found where the requirement is for small to medium pressures. It is not often employed where very high pressures are required. It is quieter in operation than a comparable piston compressor and thus it is not necessarily found in a power-house (as most large piston compressors are) The storage cylinder (receiver) is located away from the compressor and between the two is usually air filters and air dryers. Smaller units produce pressures in the 7 Bar to 8 bar range. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (rotary screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age This type of unit is usually enclosed in a cabinet. Most cabinets have a specification plate on the outside but where this is not available ask the engineer on site or look to the pressure on the adjacent air receiver. Never open a cabinet to obtain information from the plates attached to the individual machines. Cubic ft/min x 1.699 = cubic m/hour
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Typical Screw Compressors

Photo notes

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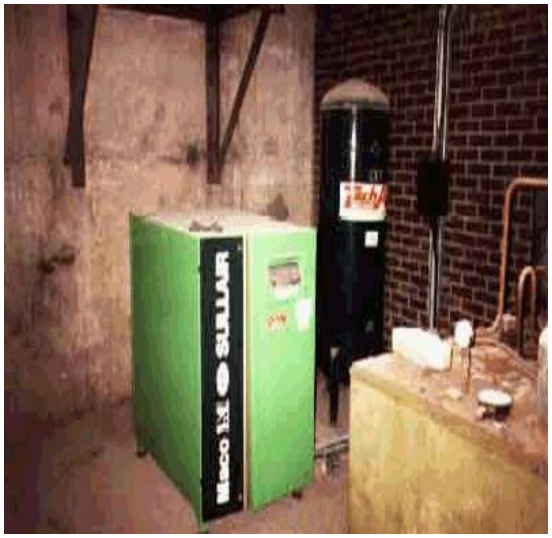
Photo1

Photo2

Photo3



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Generic Category	Air
CG Code	201A37
Specific	Compressors
Descriptive	Rotary screw 14 bar
Tech1	150 hp
Tech2	470 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£110,544
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rotary Screw Air Compressor Air Compressors - Machine for compressing air by means of interlocking screws Usually electrically driven but could be steam turbine or diesel engine driven. This rotary screw compressor is commonly found where the requirement is for small to medium pressures. It is not often employed where very high pressures are required. It is quieter in operation than a comparable piston compressor and thus it is not necessarily found in a power-house (as most large piston compressors are) The storage cylinder (receiver) is located away from the compressor and between the two is usually air filters and air dryers. Smaller units produce pressures in the 7 Bar to 8 bar range. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (rotary screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age This type of unit is usually enclosed in a cabinet. Most cabinets have a specification plate on the outside but where this is not available ask the engineer on site or look to the pressure on the adjacent air receiver. Never open a cabinet to obtain information from the plates attached to the individual machines. Cubic ft/min x 1.699 = cubic m/hour
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Typical Screw Compressors

Photo notes

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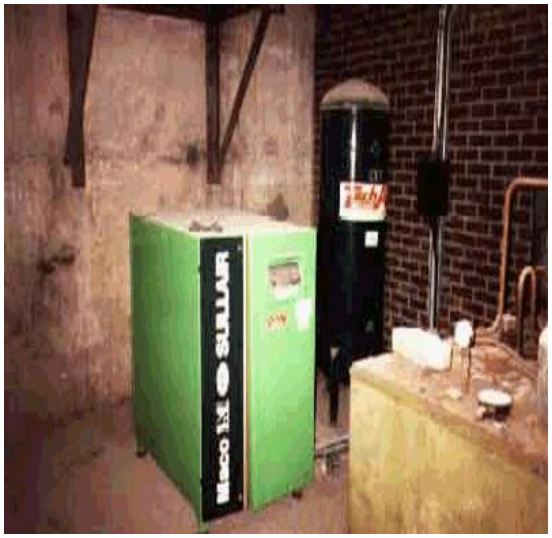
Photo1

Photo2

Photo3



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Generic Category	Air
CG Code	201A38
Specific	Compressors
Descriptive	Rotary screw 14 bar
Tech1	164 hp
Tech2	516 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£129,810
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rotary Screw Air Compressor Air Compressors - Machine for compressing air by means of interlocking screws Usually electrically driven but could be steam turbine or diesel engine driven. This rotary screw compressor is commonly found where the requirement is for small to medium pressures. It is not often employed where very high pressures are required. It is quieter in operation than a comparable piston compressor and thus it is not necessarily found in a power-house (as most large piston compressors are) The storage cylinder (receiver) is located away from the compressor and between the two is usually air filters and air dryers. Smaller units produce pressures in the 7 Bar to 8 bar range. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (rotary screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age This type of unit is usually enclosed in a cabinet. Most cabinets have a specification plate on the outside but where this is not available ask the engineer on site or look to the pressure on the adjacent air receiver. Never open a cabinet to obtain information from the plates attached to the individual machines. Cubic ft/min x 1.699 = cubic m/hour
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

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Variations

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Photo description

Typical Screw Compressors

Photo notes

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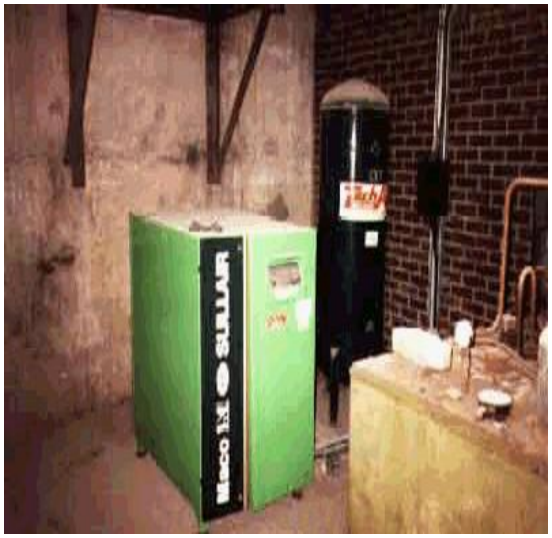
Photo1

Photo2

Photo3



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Generic Category	Air
CG Code	201A39
Specific	Compressors
Descriptive	Rotary screw 14 bar
Tech1	215 hp
Tech2	632 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£153,250
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rotary Screw Air Compressor Air Compressors - Machine for compressing air by means of interlocking screws Usually electrically driven but could be steam turbine or diesel engine driven. This rotary screw compressor is commonly found where the requirement is for small to medium pressures. It is not often employed where very high pressures are required. It is quieter in operation than a comparable piston compressor and thus it is not necessarily found in a power-house (as most large piston compressors are) The storage cylinder (receiver) is located away from the compressor and between the two is usually air filters and air dryers. Smaller units produce pressures in the 7 Bar to 8 bar range. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (rotary screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age This type of unit is usually enclosed in a cabinet. Most cabinets have a specification plate on the outside but where this is not available ask the engineer on site or look to the pressure on the adjacent air receiver. Never open a cabinet to obtain information from the plates attached to the individual machines. Cubic ft/min x 1.699 = cubic m/hour
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

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Variations

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Photo description

Typical Screw Compressors

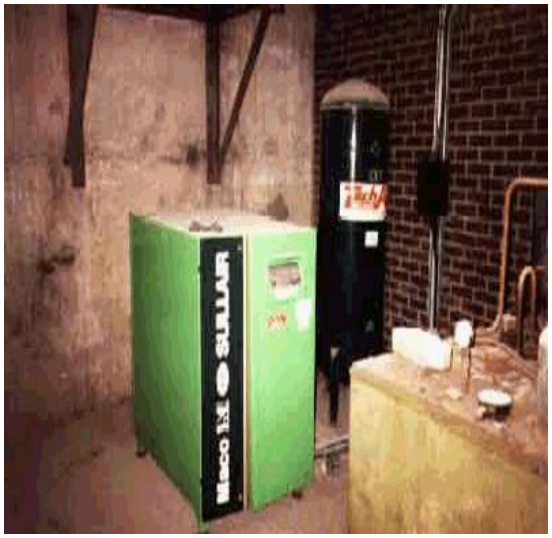
Photo notes

-

Photo1

Photo2

Photo3



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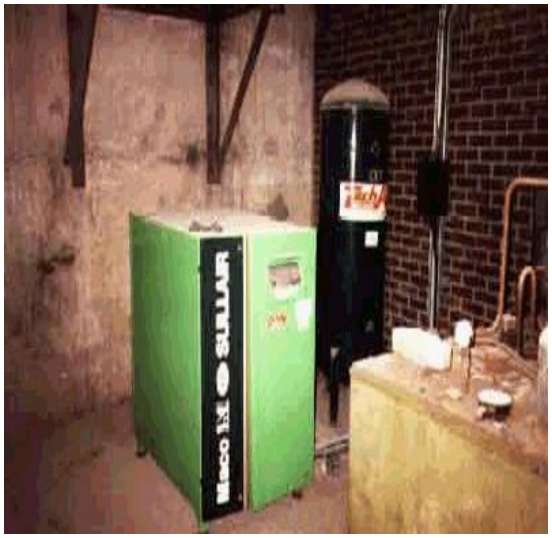
Generic Category	Air
CG Code	201A50
Specific	Compressors
Descriptive	Rotary screw 7 bar
Tech1	Motor 52 hp
Tech2	400 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£35,981
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rotary Screw Air Compressor - Machine for compressing air by means of interlocking screws Usually electrically driven but could be steam turbine or diesel engine driven. This rotary screw compressor is commonly found where the requirement is for small to medium pressures. It is not often employed where very high pressures are required. It is quieter in operation than a comparable piston compressor and thus it is not necessarily found in a power-house (as most large piston compressors are) The storage cylinder (receiver) is located away from the compressor and between the two is usually air filters and air dryers. Smaller units produce pressures in the 7 Bar to 8 bar range. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (rotary screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age This type of unit is usually enclosed in a cabinet. Most cabinets have a specification plate on the outside but where this is not available ask the engineer on site or look to the pressure on the adjacent air receiver. Never open a cabinet to obtain information from the plates attached to the individual machines. Cubic ft/min x 1.699 = cubic m/hour
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical Screw Compressors
Photo notes	-
Photo1	
Photo2	

Photo3



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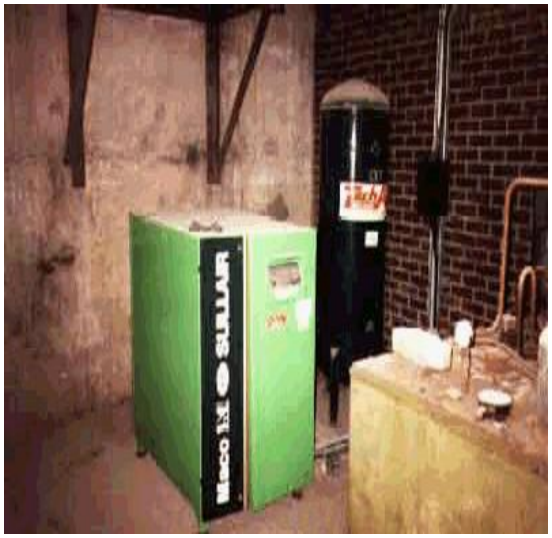
Generic Category	Air
CG Code	201A51
Specific	Compressors
Descriptive	Rotary screw 7 bar
Tech1	Motor 125 hp
Tech2	950 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£88,802
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rotary Screw Air Compressor - Machine for compressing air by means of interlocking screws Usually electrically driven but could be steam turbine or diesel engine driven. This rotary screw compressor is commonly found where the requirement is for small to medium pressures. It is not often employed where very high pressures are required. It is quieter in operation than a comparable piston compressor and thus it is not necessarily found in a power-house (as most large piston compressors are) The storage cylinder (receiver) is located away from the compressor and between the two is usually air filters and air dryers. Smaller units produce pressures in the 7 Bar to 8 bar range. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (rotary screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age This type of unit is usually enclosed in a cabinet. Most cabinets have a specification plate on the outside but where this is not available ask the engineer on site or look to the pressure on the adjacent air receiver. Never open a cabinet to obtain information from the plates attached to the individual machines. Cubic ft/min x 1.699 = cubic m/hour
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical Screw Compressors
Photo notes	-
Photo1	
Photo2	

Photo3



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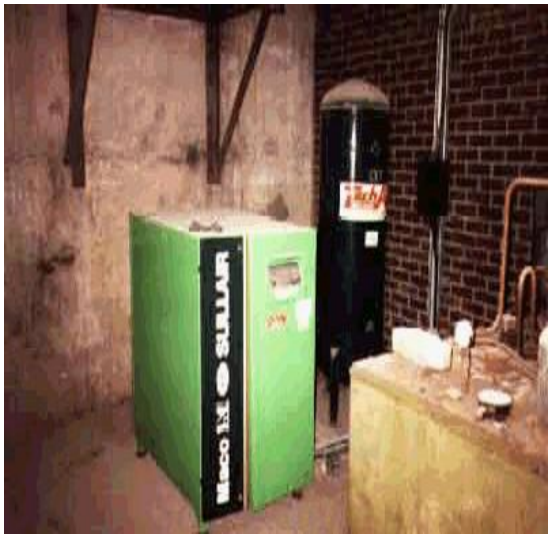
Generic Category	Air
CG Code	201A52
Specific	Compressors
Descriptive	Rotary screw 7 bar
Tech1	Motor 175 hp
Tech2	1350 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£156,415
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rotary Screw Air Compressor - Machine for compressing air by means of interlocking screws Usually electrically driven but could be steam turbine or diesel engine driven. This rotary screw compressor is commonly found where the requirement is for small to medium pressures. It is not often employed where very high pressures are required. It is quieter in operation than a comparable piston compressor and thus it is not necessarily found in a power-house (as most large piston compressors are) The storage cylinder (receiver) is located away from the compressor and between the two is usually air filters and air dryers. Smaller units produce pressures in the 7 Bar to 8 bar range. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (rotary screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age This type of unit is usually enclosed in a cabinet. Most cabinets have a specification plate on the outside but where this is not available ask the engineer on site or look to the pressure on the adjacent air receiver. Never open a cabinet to obtain information from the plates attached to the individual machines. Cubic ft/min x 1.699 = cubic m/hour
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical Screw Compressors
Photo notes	-
Photo1	
Photo2	

Photo3



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Generic Category	Air
CG Code	201A53
Specific	Compressors
Descriptive	Rotary screw 7 bar
Tech1	Motor 275 hp
Tech2	2100 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£154,849
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rotary Screw Air Compressor - Machine for compressing air by means of interlocking screws Usually electrically driven but could be steam turbine or diesel engine driven. This rotary screw compressor is commonly found where the requirement is for small to medium pressures. It is not often employed where very high pressures are required. It is quieter in operation than a comparable piston compressor and thus it is not necessarily found in a power-house (as most large piston compressors are) The storage cylinder (receiver) is located away from the compressor and between the two is usually air filters and air dryers. Smaller units produce pressures in the 7 Bar to 8 bar range. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (rotary screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age This type of unit is usually enclosed in a cabinet. Most cabinets have a specification plate on the outside but where this is not available ask the engineer on site or look to the pressure on the adjacent air receiver. Never open a cabinet to obtain information from the plates attached to the individual machines. Cubic ft/min x 1.699 = cubic m/hour
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

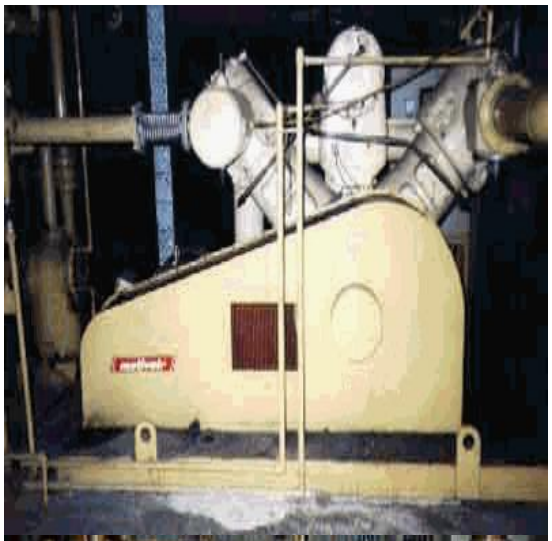
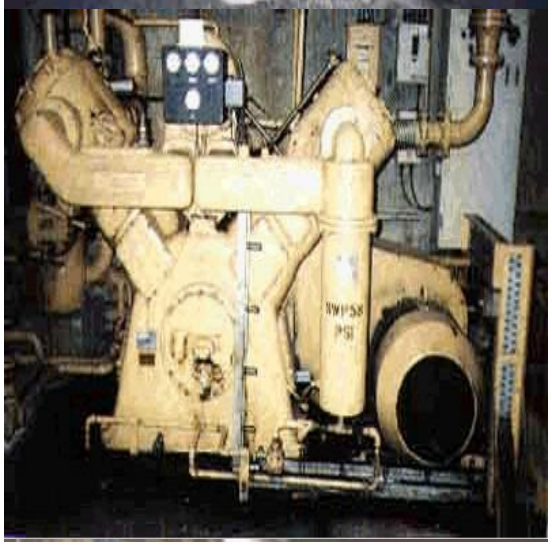
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical Screw Compressors
Photo notes	-
Photo1	
Photo2	

Photo3

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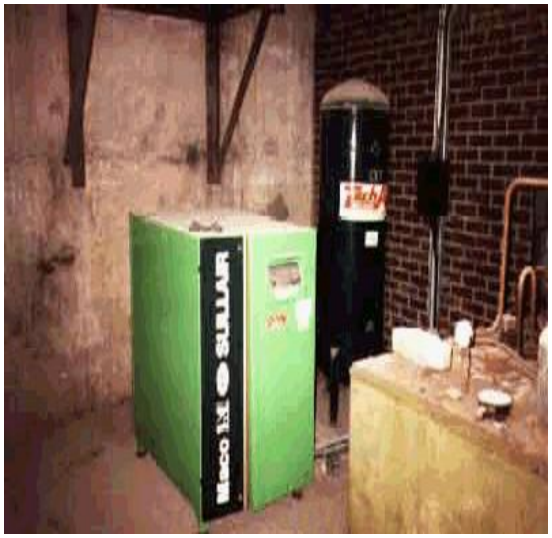
Generic Category	Air
CG Code	201A54
Specific	Compressors
Descriptive	Rotary screw 7 bar
Tech1	Motor 342 hp
Tech2	2600 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£185,548
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rotary Screw Air Compressor - Machine for compressing air by means of interlocking screws Usually electrically driven but could be steam turbine or diesel engine driven. This rotary screw compressor is commonly found where the requirement is for small to medium pressures. It is not often employed where very high pressures are required. It is quieter in operation than a comparable piston compressor and thus it is not necessarily found in a power-house (as most large piston compressors are) The storage cylinder (receiver) is located away from the compressor and between the two is usually air filters and air dryers. Smaller units produce pressures in the 7 Bar to 8 bar range. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (rotary screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age This type of unit is usually enclosed in a cabinet. Most cabinets have a specification plate on the outside but where this is not available ask the engineer on site or look to the pressure on the adjacent air receiver. Never open a cabinet to obtain information from the plates attached to the individual machines. Cubic ft/min x 1.699 = cubic m/hour
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical Screw Compressors
Photo notes	-
Photo1	
Photo2	

Photo3



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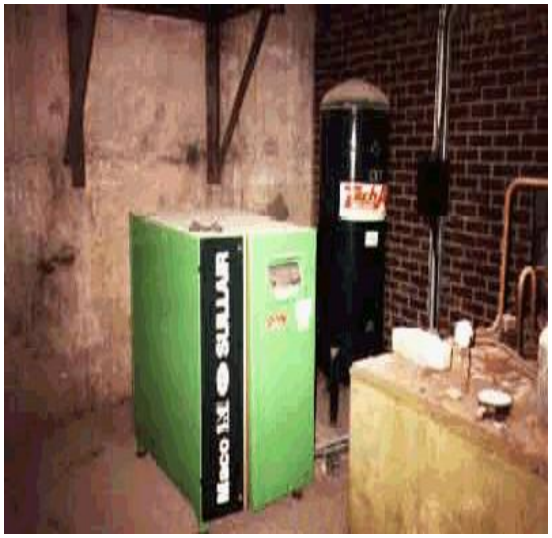
Generic Category	Air
CG Code	201A23
Specific	Compressors
Descriptive	Rotary screw 7.5 bar
Tech1	Motor kw 11 - 15 hp
Tech2	62 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£9,468
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rotary Screw Air Compressor Air Compressors - Machine for compressing air by means of interlocking screws Usually electrically driven but could be steam turbine or diesel engine driven. This rotary screw compressor is commonly found where the requirement is for small to medium pressures. It is not often employed where very high pressures are required. It is quieter in operation than a comparable piston compressor and thus it is not necessarily found in a power-house (as most large piston compressors are) The storage cylinder (receiver) is located away from the compressor and between the two is usually air filters and air dryers. Smaller units produce pressures in the 7 Bar to 8 bar range. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (rotary screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age This type of unit is usually enclosed in a cabinet. Most cabinets have a specification plate on the outside but where this is not available ask the engineer on site or look to the pressure on the adjacent air receiver. Never open a cabinet to obtain information from the plates attached to the individual machines. Cubic ft/min x 1.699 = cubic m/hour
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical Screw Compressors
Photo notes	-
Photo1	
Photo2	

Photo3



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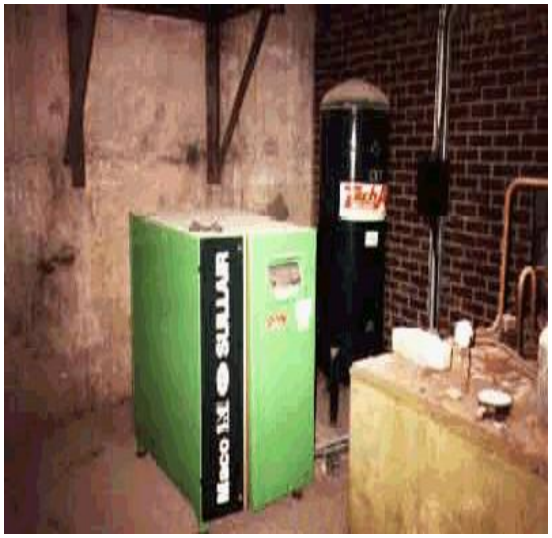
Generic Category	Air
CG Code	201A24
Specific	Compressors
Descriptive	Rotary screw 7.5 bar
Tech1	Motor kw 18 - 25 hp
Tech2	102 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£14,581
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rotary Screw Air Compressor Air Compressors - Machine for compressing air by means of interlocking screws Usually electrically driven but could be steam turbine or diesel engine driven. This rotary screw compressor is commonly found where the requirement is for small to medium pressures. It is not often employed where very high pressures are required. It is quieter in operation than a comparable piston compressor and thus it is not necessarily found in a power-house (as most large piston compressors are) The storage cylinder (receiver) is located away from the compressor and between the two is usually air filters and air dryers. Smaller units produce pressures in the 7 Bar to 8 bar range. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (rotary screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age This type of unit is usually enclosed in a cabinet. Most cabinets have a specification plate on the outside but where this is not available ask the engineer on site or look to the pressure on the adjacent air receiver. Never open a cabinet to obtain information from the plates attached to the individual machines. Cubic ft/min x 1.699 = cubic m/hour
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical Screw Compressors
Photo notes	-
Photo1	
Photo2	

Photo3



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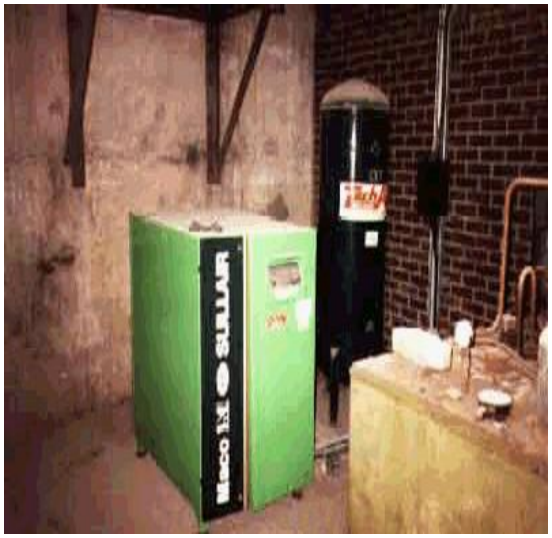
Generic Category	Air
CG Code	201A25
Specific	Compressors
Descriptive	Rotary screw 7.5 bar
Tech1	Motor kw 30 - 40 hp
Tech2	155 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£23,575
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rotary Screw Air Compressor Air Compressors - Machine for compressing air by means of interlocking screws Usually electrically driven but could be steam turbine or diesel engine driven. This rotary screw compressor is commonly found where the requirement is for small to medium pressures. It is not often employed where very high pressures are required. It is quieter in operation than a comparable piston compressor and thus it is not necessarily found in a power-house (as most large piston compressors are) The storage cylinder (receiver) is located away from the compressor and between the two is usually air filters and air dryers. Smaller units produce pressures in the 7 Bar to 8 bar range. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (rotary screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age This type of unit is usually enclosed in a cabinet. Most cabinets have a specification plate on the outside but where this is not available ask the engineer on site or look to the pressure on the adjacent air receiver. Never open a cabinet to obtain information from the plates attached to the individual machines. Cubic ft/min x 1.699 = cubic m/hour
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical Screw Compressors
Photo notes	-
Photo1	
Photo2	

Photo3



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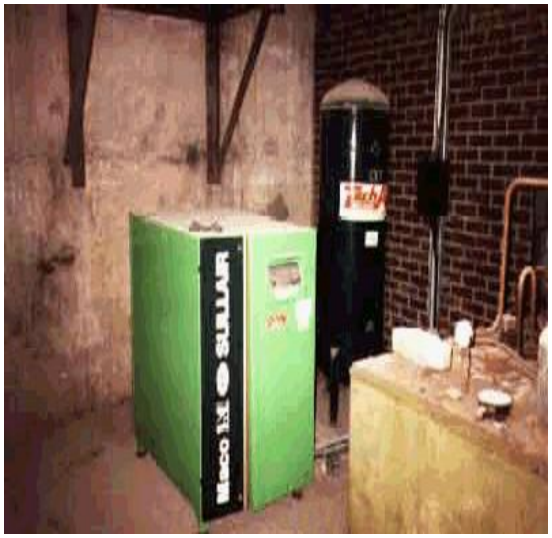
Generic Category	Air
CG Code	201A26
Specific	Compressors
Descriptive	Rotary screw 7.5 bar
Tech1	Motor kw 38 - 50 hp
Tech2	218 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£29,309
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rotary Screw Air Compressor Air Compressors - Machine for compressing air by means of interlocking screws Usually electrically driven but could be steam turbine or diesel engine driven. This rotary screw compressor is commonly found where the requirement is for small to medium pressures. It is not often employed where very high pressures are required. It is quieter in operation than a comparable piston compressor and thus it is not necessarily found in a power-house (as most large piston compressors are) The storage cylinder (receiver) is located away from the compressor and between the two is usually air filters and air dryers. Smaller units produce pressures in the 7 Bar to 8 bar range. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (rotary screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age This type of unit is usually enclosed in a cabinet. Most cabinets have a specification plate on the outside but where this is not available ask the engineer on site or look to the pressure on the adjacent air receiver. Never open a cabinet to obtain information from the plates attached to the individual machines. Cubic ft/min x 1.699 = cubic m/hour
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical Screw Compressors
Photo notes	-
Photo1	
Photo2	

Photo3



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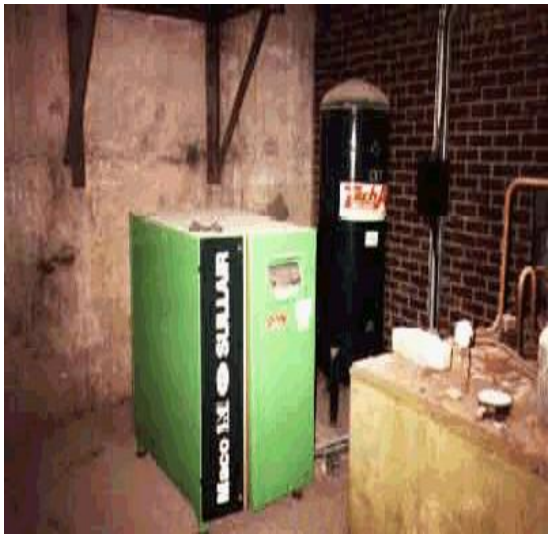
Generic Category	Air
CG Code	201A27
Specific	Compressors
Descriptive	Rotary screw 7.5 bar
Tech1	Motor kw 55 - 75 hp
Tech2	314 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£35,938
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rotary Screw Air Compressor Air Compressors - Machine for compressing air by means of interlocking screws Usually electrically driven but could be steam turbine or diesel engine driven. This rotary screw compressor is commonly found where the requirement is for small to medium pressures. It is not often employed where very high pressures are required. It is quieter in operation than a comparable piston compressor and thus it is not necessarily found in a power-house (as most large piston compressors are) The storage cylinder (receiver) is located away from the compressor and between the two is usually air filters and air dryers. Smaller units produce pressures in the 7 Bar to 8 bar range. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (rotary screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age This type of unit is usually enclosed in a cabinet. Most cabinets have a specification plate on the outside but where this is not available ask the engineer on site or look to the pressure on the adjacent air receiver. Never open a cabinet to obtain information from the plates attached to the individual machines. Cubic ft/min x 1.699 = cubic m/hour
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical Screw Compressors
Photo notes	-
Photo1	
Photo2	

Photo3



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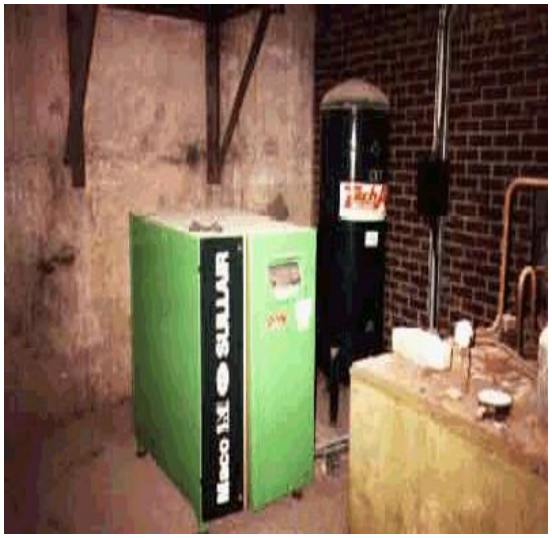
Generic Category	Air
CG Code	201A28
Specific	Compressors
Descriptive	Rotary screw 7.5 bar
Tech1	Motor kw 75 - 100 hp
Tech2	487 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£46,435
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rotary Screw Air Compressor Air Compressors - Machine for compressing air by means of interlocking screws Usually electrically driven but could be steam turbine or diesel engine driven. This rotary screw compressor is commonly found where the requirement is for small to medium pressures. It is not often employed where very high pressures are required. It is quieter in operation than a comparable piston compressor and thus it is not necessarily found in a power-house (as most large piston compressors are) The storage cylinder (receiver) is located away from the compressor and between the two is usually air filters and air dryers. Smaller units produce pressures in the 7 Bar to 8 bar range. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (rotary screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age This type of unit is usually enclosed in a cabinet. Most cabinets have a specification plate on the outside but where this is not available ask the engineer on site or look to the pressure on the adjacent air receiver. Never open a cabinet to obtain information from the plates attached to the individual machines. Cubic ft/min x 1.699 = cubic m/hour
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical Screw Compressors
Photo notes	-
Photo1	
Photo2	

Photo3



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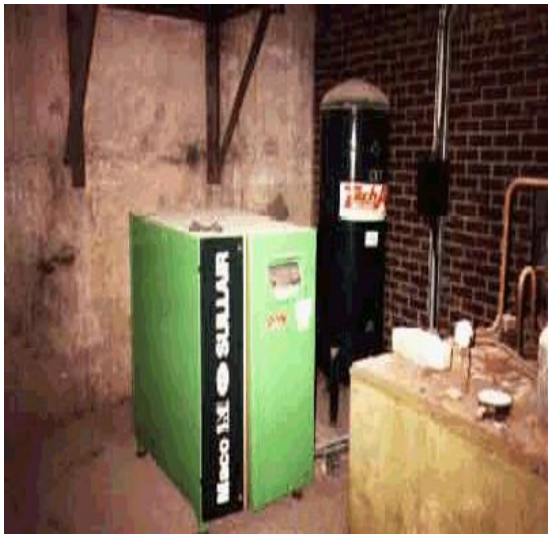
Generic Category	Air
CG Code	201A29
Specific	Compressors
Descriptive	Rotary screw 7.5 bar
Tech1	Motor kw 110 - 150 hp
Tech2	706 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£55,595
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rotary Screw Air Compressor Air Compressors - Machine for compressing air by means of interlocking screws Usually electrically driven but could be steam turbine or diesel engine driven. This rotary screw compressor is commonly found where the requirement is for small to medium pressures. It is not often employed where very high pressures are required. It is quieter in operation than a comparable piston compressor and thus it is not necessarily found in a power-house (as most large piston compressors are) The storage cylinder (receiver) is located away from the compressor and between the two is usually air filters and air dryers. Smaller units produce pressures in the 7 Bar to 8 bar range. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (rotary screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age This type of unit is usually enclosed in a cabinet. Most cabinets have a specification plate on the outside but where this is not available ask the engineer on site or look to the pressure on the adjacent air receiver. Never open a cabinet to obtain information from the plates attached to the individual machines. Cubic ft/min x 1.699 = cubic m/hour
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical Screw Compressors
Photo notes	-
Photo1	
Photo2	

Photo3



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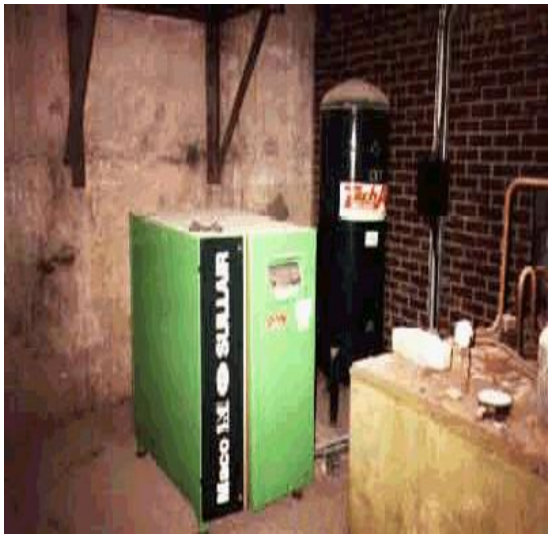
Generic Category	Air
CG Code	201A30
Specific	Compressors
Descriptive	Rotary screw 7.5 bar
Tech1	Motor kw 120 - 164 hp
Tech2	777 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£60,603
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rotary Screw Air Compressor Air Compressors - Machine for compressing air by means of interlocking screws Usually electrically driven but could be steam turbine or diesel engine driven. This rotary screw compressor is commonly found where the requirement is for small to medium pressures. It is not often employed where very high pressures are required. It is quieter in operation than a comparable piston compressor and thus it is not necessarily found in a power-house (as most large piston compressors are) The storage cylinder (receiver) is located away from the compressor and between the two is usually air filters and air dryers. Smaller units produce pressures in the 7 Bar to 8 bar range. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (rotary screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age This type of unit is usually enclosed in a cabinet. Most cabinets have a specification plate on the outside but where this is not available ask the engineer on site or look to the pressure on the adjacent air receiver. Never open a cabinet to obtain information from the plates attached to the individual machines. Cubic ft/min x 1.699 = cubic m/hour
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical Screw Compressors
Photo notes	-
Photo1	
Photo2	

Photo3



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Generic Category	Air
CG Code	201A61
Specific	Compressors
Descriptive	Rotary screw 8 bar
Tech1	Motor 11 kw
Tech2	102 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£10,362
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rotary Screw Air Compressor - Machine for compressing air by means of interlocking screws Usually electrically driven but could be steam turbine or diesel engine driven. This rotary screw compressor is commonly found where the requirement is for small to medium pressures. It is not often employed where very high pressures are required. It is quieter in operation than a comparable piston compressor and thus it is not necessarily found in a power-house (as most large piston compressors are) The storage cylinder (receiver) is located away from the compressor and between the two is usually air filters and air dryers. Smaller units produce pressures in the 7 Bar to 8 bar range. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (rotary screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age This type of unit is usually enclosed in a cabinet. Most cabinets have a specification plate on the outside but where this is not available ask the engineer on site or look to the pressure on the adjacent air receiver. Never open a cabinet to obtain information from the plates attached to the individual machines. Cubic ft/min x 1.699 = cubic m/hour
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

Typical Screw Compressors

Photo notes

-

Photo1

Photo2

Photo3

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Generic Category	Air
CG Code	201A62
Specific	Compressors
Descriptive	Rotary screw 8 bar
Tech1	Motor 15 kw
Tech2	166 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£13,537
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rotary Screw Air Compressor - Machine for compressing air by means of interlocking screws Usually electrically driven but could be steam turbine or diesel engine driven. This rotary screw compressor is commonly found where the requirement is for small to medium pressures. It is not often employed where very high pressures are required. It is quieter in operation than a comparable piston compressor and thus it is not necessarily found in a power-house (as most large piston compressors are) The storage cylinder (receiver) is located away from the compressor and between the two is usually air filters and air dryers. Smaller units produce pressures in the 7 Bar to 8 bar range. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (rotary screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age This type of unit is usually enclosed in a cabinet. Most cabinets have a specification plate on the outside but where this is not available ask the engineer on site or look to the pressure on the adjacent air receiver. Never open a cabinet to obtain information from the plates attached to the individual machines. Cubic ft/min x 1.699 = cubic m/hour
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

Typical Screw Compressors

Photo notes

-

Photo1

Photo2

Photo3

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Generic Category	Air
CG Code	201A63
Specific	Compressors
Descriptive	Rotary screw 8 bar
Tech1	Motor 18.5 kw
Tech2	200 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£19,764
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rotary Screw Air Compressor - Machine for compressing air by means of interlocking screws Usually electrically driven but could be steam turbine or diesel engine driven. This rotary screw compressor is commonly found where the requirement is for small to medium pressures. It is not often employed where very high pressures are required. It is quieter in operation than a comparable piston compressor and thus it is not necessarily found in a power-house (as most large piston compressors are) The storage cylinder (receiver) is located away from the compressor and between the two is usually air filters and air dryers. Smaller units produce pressures in the 7 Bar to 8 bar range. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (rotary screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age This type of unit is usually enclosed in a cabinet. Most cabinets have a specification plate on the outside but where this is not available ask the engineer on site or look to the pressure on the adjacent air receiver. Never open a cabinet to obtain information from the plates attached to the individual machines. Cubic ft/min x 1.699 = cubic m/hour
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

Typical Screw Compressors

Photo notes

-

Photo1

Photo2

Photo3

Back

Generic Category	Air
CG Code	201A64
Specific	Compressors
Descriptive	Rotary screw 8 bar
Tech1	Motor 22 kw
Tech2	234 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£20,520
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rotary Screw Air Compressor - Machine for compressing air by means of interlocking screws Usually electrically driven but could be steam turbine or diesel engine driven. This rotary screw compressor is commonly found where the requirement is for small to medium pressures. It is not often employed where very high pressures are required. It is quieter in operation than a comparable piston compressor and thus it is not necessarily found in a power-house (as most large piston compressors are) The storage cylinder (receiver) is located away from the compressor and between the two is usually air filters and air dryers. Smaller units produce pressures in the 7 Bar to 8 bar range. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (rotary screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age This type of unit is usually enclosed in a cabinet. Most cabinets have a specification plate on the outside but where this is not available ask the engineer on site or look to the pressure on the adjacent air receiver. Never open a cabinet to obtain information from the plates attached to the individual machines. Cubic ft/min x 1.699 = cubic m/hour
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

Typical Screw Compressors

Photo notes

-

Photo1

Photo2

Photo3

Back

Generic Category	Air
CG Code	201A65
Specific	Compressors
Descriptive	Rotary screw 8 bar
Tech1	Motor 30kw
Tech2	278 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£22,657
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rotary Screw Air Compressor - Machine for compressing air by means of interlocking screws Usually electrically driven but could be steam turbine or diesel engine driven. This rotary screw compressor is commonly found where the requirement is for small to medium pressures. It is not often employed where very high pressures are required. It is quieter in operation than a comparable piston compressor and thus it is not necessarily found in a power-house (as most large piston compressors are) The storage cylinder (receiver) is located away from the compressor and between the two is usually air filters and air dryers. Smaller units produce pressures in the 7 Bar to 8 bar range. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (rotary screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age This type of unit is usually enclosed in a cabinet. Most cabinets have a specification plate on the outside but where this is not available ask the engineer on site or look to the pressure on the adjacent air receiver. Never open a cabinet to obtain information from the plates attached to the individual machines. Cubic ft/min x 1.699 = cubic m/hour
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

Typical Screw Compressors

Photo notes

-

Photo1

Photo2

Photo3

Back

Generic Category	Air
CG Code	201A66
Specific	Compressors
Descriptive	Rotary screw 8 bar
Tech1	37kw
Tech2	414 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£35,356
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rotary Screw Air Compressor - Machine for compressing air by means of interlocking screws Usually electrically driven but could be steam turbine or diesel engine driven. This rotary screw compressor is commonly found where the requirement is for small to medium pressures. It is not often employed where very high pressures are required. It is quieter in operation than a comparable piston compressor and thus it is not necessarily found in a power-house (as most large piston compressors are) The storage cylinder (receiver) is located away from the compressor and between the two is usually air filters and air dryers. Smaller units produce pressures in the 7 Bar to 8 bar range. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (rotary screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age This type of unit is usually enclosed in a cabinet. Most cabinets have a specification plate on the outside but where this is not available ask the engineer on site or look to the pressure on the adjacent air receiver. Never open a cabinet to obtain information from the plates attached to the individual machines. Cubic ft/min x 1.699 = cubic m/hour
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

Typical Screw Compressors

Photo notes

-

Photo1

Photo2

Photo3

Back

Generic Category	Air
CG Code	201A67
Specific	Compressors
Descriptive	Rotary screw 8 bar
Tech1	55kw
Tech2	619 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£60,680
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rotary Screw Air Compressor - Machine for compressing air by means of interlocking screws Usually electrically driven but could be steam turbine or diesel engine driven. This rotary screw compressor is commonly found where the requirement is for small to medium pressures. It is not often employed where very high pressures are required. It is quieter in operation than a comparable piston compressor and thus it is not necessarily found in a power-house (as most large piston compressors are) The storage cylinder (receiver) is located away from the compressor and between the two is usually air filters and air dryers. Smaller units produce pressures in the 7 Bar to 8 bar range. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (rotary screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age This type of unit is usually enclosed in a cabinet. Most cabinets have a specification plate on the outside but where this is not available ask the engineer on site or look to the pressure on the adjacent air receiver. Never open a cabinet to obtain information from the plates attached to the individual machines. Cubic ft/min x 1.699 = cubic m/hour
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

Typical Screw Compressors

Photo notes

-

Photo1

Photo2

Photo3

Back

Generic Category	Air
CG Code	201A68
Specific	Compressors
Descriptive	Rotary screw 8 bar
Tech1	75kw
Tech2	841 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£87,529
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rotary Screw Air Compressor - Machine for compressing air by means of interlocking screws Usually electrically driven but could be steam turbine or diesel engine driven. This rotary screw compressor is commonly found where the requirement is for small to medium pressures. It is not often employed where very high pressures are required. It is quieter in operation than a comparable piston compressor and thus it is not necessarily found in a power-house (as most large piston compressors are) The storage cylinder (receiver) is located away from the compressor and between the two is usually air filters and air dryers. Smaller units produce pressures in the 7 Bar to 8 bar range. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (rotary screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age This type of unit is usually enclosed in a cabinet. Most cabinets have a specification plate on the outside but where this is not available ask the engineer on site or look to the pressure on the adjacent air receiver. Never open a cabinet to obtain information from the plates attached to the individual machines. Cubic ft/min x 1.699 = cubic m/hour
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

Typical Screw Compressor

Photo notes

-

Photo1

Photo2

Photo3

Back

Generic Category	Air
CG Code	201A69
Specific	Compressors
Descriptive	Rotary screw 8 bar
Tech1	90kw
Tech2	966 ft^3 / min
Unit size	-
Unit of measurement	Each
ERC	£88,802
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rotary Screw Air Compressor - Machine for compressing air by means of interlocking screws Usually electrically driven but could be steam turbine or diesel engine driven. This rotary screw compressor is commonly found where the requirement is for small to medium pressures. It is not often employed where very high pressures are required. It is quieter in operation than a comparable piston compressor and thus it is not necessarily found in a power-house (as most large piston compressors are) The storage cylinder (receiver) is located away from the compressor and between the two is usually air filters and air dryers. Smaller units produce pressures in the 7 Bar to 8 bar range. The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (rotary screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age This type of unit is usually enclosed in a cabinet. Most cabinets have a specification plate on the outside but where this is not available ask the engineer on site or look to the pressure on the adjacent air receiver. Never open a cabinet to obtain information from the plates attached to the individual machines. Cubic ft/min x 1.699 = cubic m/hour
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Typical Screw Compressors

Photo notes

-

Photo1

Photo2

Photo3

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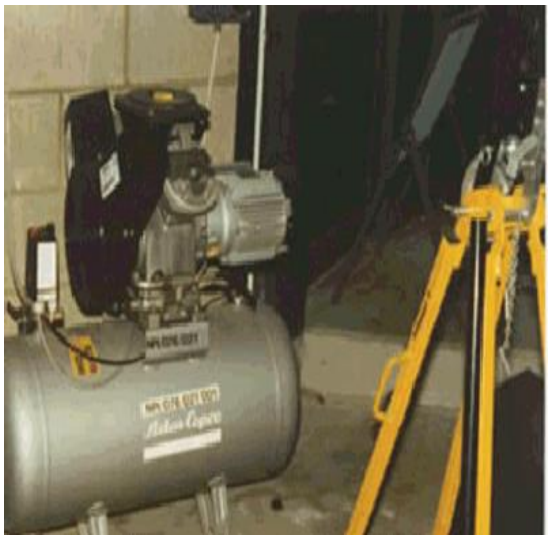
Generic Category	Air
CG Code	201A104
Specific	Compressors
Descriptive	Rotary Screw Cylinder Mounted 4 - 10 bar
Tech1	22 kW
Tech2	23 - 130 cfm
Unit size	-
Unit of measurement	Each
ERC	£20,092
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Cylinder Mounted Screw Compressor. Machine for compressing air by means of rotary screws, Usually electrically driven this type of compressor is commonly found in car garages and small factories. The motor and piston are mounted on the storage cylinder (receiver). The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age Cubic ft/min x 1.699 = cubic m/hour If the only information available is the size of the motor :- To find cubic m/hour from hp of motor x by 7.6 (approx.) To find cubic ft/min from hp of motor x by 4.5 (approx.) Note the information above is approximate and should be used with care. The motors work at 1450 rpm
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical Screw Compressors
Photo notes	-
Photo1	
Photo2	

Photo3



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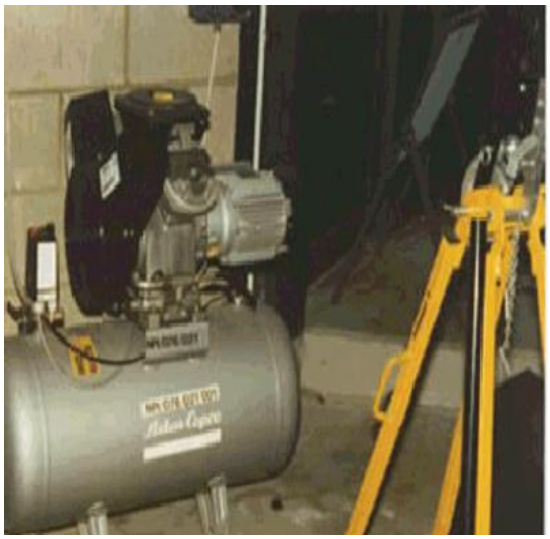
Generic Category	Air
CG Code	201A100
Specific	Compressors
Descriptive	Rotary Screw Cylinder Mounted 8 - 13 bar
Tech1	7.5 kW
Tech2	29 - 41 cfm
Unit size	-
Unit of measurement	Each
ERC	£9,245
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Cylinder Mounted Screw Compressor. Machine for compressing air by means of rotary screws, Usually electrically driven this type of compressor is commonly found in car garages and small factories. The motor and piston are mounted on the storage cylinder (receiver). The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age Cubic ft/min x 1.699 = cubic m/hour If the only information available is the size of the motor :- To find cubic m/hour from hp of motor x by 7.6 (approx.) To find cubic ft/min from hp of motor x by 4.5 (approx.) Note the information above is approximate and should be used with care. The motors work at 1450 rpm
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical Screw Compressors
Photo notes	-
Photo1	
Photo2	

Photo3



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Generic Category	Air
CG Code	201A99
Specific	Compressors
Descriptive	Rotary Screw Cylinder Mounted 8 - 13 bar
Tech1	5.5 kW
Tech2	18 - 29 cfm
Unit size	-
Unit of measurement	Each
ERC	£7,618
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Cylinder Mounted Screw Compressor. Machine for compressing air by means of rotary screws, Usually electrically driven this type of compressor is commonly found in car garages and small factories. The motor and piston are mounted on the storage cylinder (receiver). The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age Cubic ft/min x 1.699 = cubic m/hour If the only information available is the size of the motor :- To find cubic m/hour from hp of motor x by 7.6 (approx.) To find cubic ft/min from hp of motor x by 4.5 (approx.) Note the information above is approximate and should be used with care. The motors work at 1450 rpm
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

Typical Screw Compressors

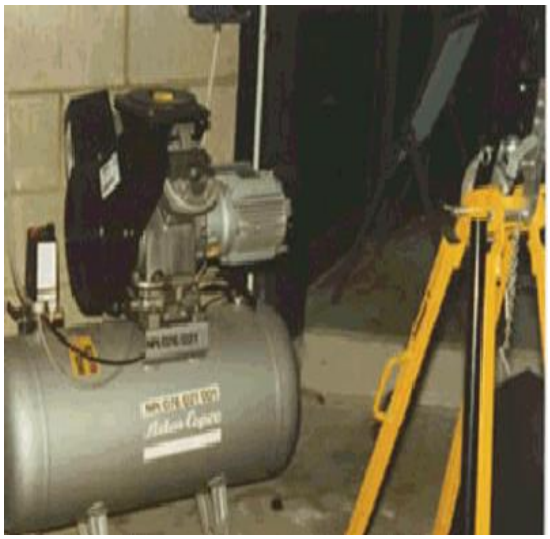
Photo notes

-

Photo1

Photo2

Photo3



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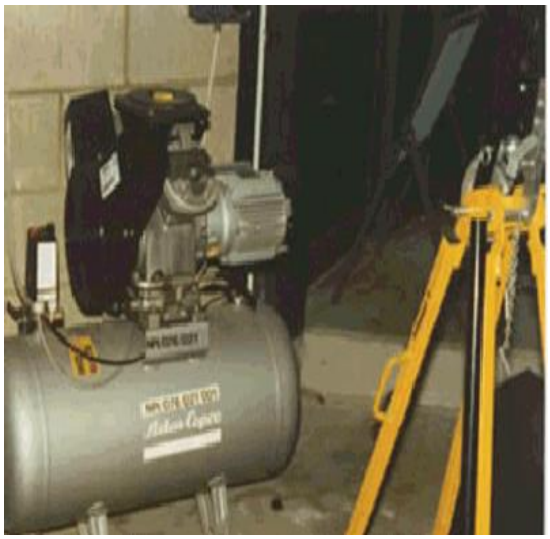
Generic Category	Air
CG Code	201A101
Specific	Compressors
Descriptive	Rotary Screw Cylinder Mounted 8 - 13 bar
Tech1	11 kW
Tech2	43 - 59 cfm
Unit size	-
Unit of measurement	Each
ERC	£9,468
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Cylinder Mounted Screw Compressor. Machine for compressing air by means of rotary screws, Usually electrically driven this type of compressor is commonly found in car garages and small factories. The motor and piston are mounted on the storage cylinder (receiver). The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age Cubic ft/min x 1.699 = cubic m/hour If the only information available is the size of the motor :- To find cubic m/hour from hp of motor x by 7.6 (approx.) To find cubic ft/min from hp of motor x by 4.5 (approx.) Note the information above is approximate and should be used with care. The motors work at 1450 rpm
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical Screw Compressors
Photo notes	-
Photo1	
Photo2	

Photo3



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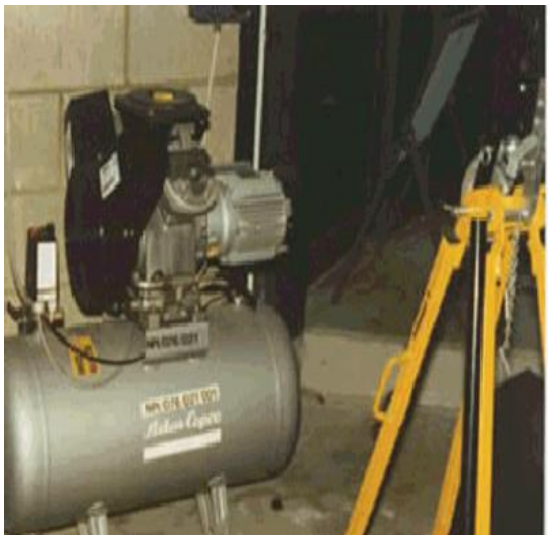
Generic Category	Air
CG Code	201A102
Specific	Compressors
Descriptive	Rotary Screw Cylinder Mounted 8 - 13 bar
Tech1	15 kW
Tech2	55 - 78 cfm
Unit size	-
Unit of measurement	Each
ERC	£11,426
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Cylinder Mounted Screw Compressor. Machine for compressing air by means of rotary screws, Usually electrically driven this type of compressor is commonly found in car garages and small factories. The motor and piston are mounted on the storage cylinder (receiver). The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age Cubic ft/min x 1.699 = cubic m/hour If the only information available is the size of the motor :- To find cubic m/hour from hp of motor x by 7.6 (approx.) To find cubic ft/min from hp of motor x by 4.5 (approx.) Note the information above is approximate and should be used with care. The motors work at 1450 rpm
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical Screw Compressors
Photo notes	-
Photo1	
Photo2	

Photo3



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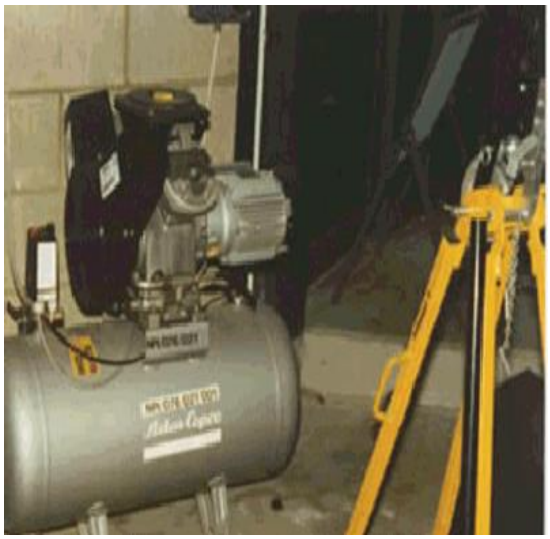
Generic Category	Air
CG Code	201A103
Specific	Compressors
Descriptive	Rotary Screw Cylinder Mounted 8 - 13 bar
Tech1	25 kW
Tech2	74 - 100 cfm
Unit size	-
Unit of measurement	Each
ERC	£15,960
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Cylinder Mounted Screw Compressor. Machine for compressing air by means of rotary screws, Usually electrically driven this type of compressor is commonly found in car garages and small factories. The motor and piston are mounted on the storage cylinder (receiver). The compressor switches on when the pressure in the receiver is below the pre set figure.
Referencing details	1.The Type (screw) 2.The pressure in the cylinder Bar 3.The output of the system cubic m / hour 4.The size of the motor 5.Age Cubic ft/min x 1.699 = cubic m/hour If the only information available is the size of the motor :- To find cubic m/hour from hp of motor x by 7.6 (approx.) To find cubic ft/min from hp of motor x by 4.5 (approx.) Note the information above is approximate and should be used with care. The motors work at 1450 rpm
Cost information notes	Costs include instrumentation, after cooler, motor. The air receiver is NOT included. Larger sized piston compressors are now genreally being replaced by screw type compressors.
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical Screw Compressors
Photo notes	-
Photo1	
Photo2	

Photo3



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Generic Category	Air
CG Code	201A95
Specific	Compressors
Descriptive	Silencing (Acoustic Box)
Tech1	Hp 25 - 30
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£2,334
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Silencer - This is the acoustic box and equipment attached to and surrounding usually rotary screw compressors. Large silencers can be found on piston compressor motors but most common types are screw compressors.
Referencing details	1.The Type 2.The size of the motor 3.Age Note:- whether this is a mechanical silencer to the exhaust system or acoustic box for the compressor
Cost information notes	-
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description Cost refers to the acoustic box /silencing unit of a motor driven compressor only.

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Air
CG Code	201A96
Specific	Compressors
Descriptive	Silencing (Acoustic Box)
Tech1	Hp 40 - 60
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£3,151
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Silencer - This is the acoustic box and equipment attached to and surrounding usually rotary screw compressors. Large silencers can be found on piston compressor motors but most common types are screw compressors.
Referencing details	1.The Type 2.The size of the motor 3.Age Note:- whether this is a mechanical silencer to the exhaust system or acoustic box for the compressor
Cost information notes	-
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description Cost refers to the acoustic box /silencing unit of a motor driven compressor only.

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Air
CG Code	201A97
Specific	Compressors
Descriptive	Silencing (Acoustic Box)
Tech1	Hp 70 - 100
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£3,734
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Silencer - This is the acoustic box and equipment attached to and surrounding usually rotary screw compressors. Large silencers can be found on piston compressor motors but most common types are screw compressors.
Referencing details	1.The Type 2.The size of the motor 3.Age Note:- whether this is a mechanical silencer to the exhaust system or acoustic box for the compressor
Cost information notes	-
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description Cost refers to the acoustic box /silencing unit of a motor driven compressor only.

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Air
CG Code	201A98
Specific	Compressors
Descriptive	Silencing (Acoustic Box)
Tech1	Hp 110 - 164
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£4,084
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Silencer - This is the acoustic box and equipment attached to and surrounding usually rotary screw compressors. Large silencers can be found on piston compressor motors but most common types are screw compressors.
Referencing details	1.The Type 2.The size of the motor 3.Age Note:- whether this is a mechanical silencer to the exhaust system or acoustic box for the compressor
Cost information notes	-
rateable element	Class 1 Table 1 (i) Air Compressor (Class 1 and 2) List of Accessories 2 (ii) - Compressors
non rateable element	Air compressors that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Foundations, supports (steelworks), storage cylinder (air receiver), air driers, filters and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description Cost refers to the acoustic box /silencing unit of a motor driven compressor only.

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Air
CG Code	201D71
Specific	Dryers
Descriptive	Gas 14 bar
Tech1	20m³/hr
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£1,329
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Dryers are situated between the air compressor and the air receiver. The Air Dryer takes the moisture out of the compressed air. This helps to prevent rust forming in the air receiver and mild steel distribution pipes. There are 3 main types, refrigerant, desiccant and desiccant drum type. Refrigerant dryers are the most common. These units can be a variety of shapes and sizes. For high pressures or where large volumes of air are continuously required the units are larger and more complex in nature. The size of the air dryer is based on the amount of air cu m / hour that is passing through the system.
Referencing details	-
Cost information notes	Costings are based on refrigerant type dryers as desiccant types are less common and slightly more costly.
rateable element	List of accessories 2. (v) coolers, purifying and other treatment apparatus, separators, filters.
non rateable element	Air filters that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Air compressors, storage cylinders and vessels (air receivers), air mains pipework.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

Typical refrigerant air dryers

Photo notes

-

Photo1

Photo2

Photo3

Back

Generic Category	Air
CG Code	201D72
Specific	Dryers
Descriptive	Gas 14 bar
Tech1	70m³/hr
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£1,908
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Dryers are situated between the air compressor and the air receiver. The Air Dryer takes the moisture out of the compressed air. This helps to prevent rust forming in the air receiver and mild steel distribution pipes. There are 3 main types, refrigerant, desiccant and desiccant drum type. Refrigerant dryers are the most common. These units can be a variety of shapes and sizes. For high pressures or where large volumes of air are continuously required the units are larger and more complex in nature. The size of the air dryer is based on the amount of air cu m / hour that is passing through the system.
Referencing details	-
Cost information notes	Costings are based on refrigerant type dryers as desiccant types are less common and slightly more costly.
rateable element	List of accessories 2. (v) coolers, purifying and other treatment apparatus, separators, filters.
non rateable element	Air filters that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Air compressors, storage cylinders and vessels (air receivers), air mains pipework.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

Typical refrigerant air dryers

Photo notes

-

Photo1

Photo2

Photo3

Back

Generic Category	Air
CG Code	201D73
Specific	Dryers
Descriptive	Gas 14 bar
Tech1	150m³/hr
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£3,055
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Dryers are situated between the air compressor and the air receiver. The Air Dryer takes the moisture out of the compressed air. This helps to prevent rust forming in the air receiver and mild steel distribution pipes. There are 3 main types, refrigerant, desiccant and desiccant drum type. Refrigerant dryers are the most common. These units can be a variety of shapes and sizes. For high pressures or where large volumes of air are continuously required the units are larger and more complex in nature. The size of the air dryer is based on the amount of air cu m / hour that is passing through the system.
Referencing details	-
Cost information notes	Costings are based on refrigerant type dryers as desiccant types are less common and slightly more costly.
rateable element	List of accessories 2. (v) coolers, purifying and other treatment apparatus, separators, filters.
non rateable element	Air filters that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Air compressors, storage cylinders and vessels (air receivers), air mains pipework.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

Typical refrigerant air dryers

Photo notes

-

Photo1

Photo2

Photo3

Back

Generic Category	Air
CG Code	201D74
Specific	Dryers
Descriptive	Gas 14 bar
Tech1	185m³/hr
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£3,659
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Dryers are situated between the air compressor and the air receiver. The Air Dryer takes the moisture out of the compressed air. This helps to prevent rust forming in the air receiver and mild steel distribution pipes. There are 3 main types, refrigerant, desiccant and desiccant drum type. Refrigerant dryers are the most common. These units can be a variety of shapes and sizes. For high pressures or where large volumes of air are continuously required the units are larger and more complex in nature. The size of the air dryer is based on the amount of air cu m / hour that is passing through the system.
Referencing details	-
Cost information notes	Costings are based on refrigerant type dryers as desiccant types are less common and slightly more costly.
rateable element	List of accessories 2. (v) coolers, purifying and other treatment apparatus, separators, filters.
non rateable element	Air filters that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Air compressors, storage cylinders and vessels (air receivers), air mains pipework.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

Typical refrigerant air dryer

Photo notes

-

Photo1

Photo2

Photo3

Back

Generic Category	Air
CG Code	201D75
Specific	Dryers
Descriptive	Gas 14 bar
Tech1	375m³/hr
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£6,176
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Dryers are situated between the air compressor and the air receiver. The Air Dryer takes the moisture out of the compressed air. This helps to prevent rust forming in the air receiver and mild steel distribution pipes. There are 3 main types, refrigerant, desiccant and desiccant drum type. Refrigerant dryers are the most common. These units can be a variety of shapes and sizes. For high pressures or where large volumes of air are continuously required the units are larger and more complex in nature. The size of the air dryer is based on the amount of air cu m / hour that is passing through the system.
Referencing details	-
Cost information notes	Costings are based on refrigerant type dryers as desiccant types are less common and slightly more costly.
rateable element	List of accessories 2. (v) coolers, purifying and other treatment apparatus, separators, filters.
non rateable element	Air filters that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Air compressors, storage cylinders and vessels (air receivers), air mains pipework.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

Typical refrigerant air dryer

Photo notes

-

Photo1

Photo2

Photo3

Back

Generic Category	Air
CG Code	201D76
Specific	Dryers
Descriptive	Gas 14 bar
Tech1	535m³/hr
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£8,316
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Dryers are situated between the air compressor and the air receiver. The Air Dryer takes the moisture out of the compressed air. This helps to prevent rust forming in the air receiver and mild steel distribution pipes. There are 3 main types, refrigerant, desiccant and desiccant drum type. Refrigerant dryers are the most common. These units can be a variety of shapes and sizes. For high pressures or where large volumes of air are continuously required the units are larger and more complex in nature. The size of the air dryer is based on the amount of air cu m / hour that is passing through the system.
Referencing details	-
Cost information notes	Costings are based on refrigerant type dryers as desiccant types are less common and slightly more costly.
rateable element	List of accessories 2. (v) coolers, purifying and other treatment apparatus, separators, filters.
non rateable element	Air filters that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Air compressors, storage cylinders and vessels (air receivers), air mains pipework.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

Typical refrigerant air dryer

Photo notes

-

Photo1

Photo2

Photo3

Back

Generic Category	Air
CG Code	201D77
Specific	Dryers
Descriptive	Gas 14 bar
Tech1	730m³/hr
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£11,978
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Dryers are situated between the air compressor and the air receiver. The Air Dryer takes the moisture out of the compressed air. This helps to prevent rust forming in the air receiver and mild steel distribution pipes. There are 3 main types, refrigerant, desiccant and desiccant drum type. Refrigerant dryers are the most common. These units can be a variety of shapes and sizes. For high pressures or where large volumes of air are continuously required the units are larger and more complex in nature. The size of the air dryer is based on the amount of air cu m / hour that is passing through the system.
Referencing details	-
Cost information notes	Costings are based on refrigerant type dryers as desiccant types are less common and slightly more costly.
rateable element	List of accessories 2. (v) coolers, purifying and other treatment apparatus, separators, filters.
non rateable element	Air filters that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Air compressors, storage cylinders and vessels (air receivers), air mains pipework.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

Typical refrigerant air dryer

Photo notes

-

Photo1

Photo2

Photo3

Back

Generic Category	Air
CG Code	201D78
Specific	Dryers
Descriptive	Gas 14 bar
Tech1	1,000m³/hr
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£15,828
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Dryers are situated between the air compressor and the air receiver. The Air Dryer takes the moisture out of the compressed air. This helps to prevent rust forming in the air receiver and mild steel distribution pipes. There are 3 main types, refrigerant, desiccant and desiccant drum type. Refrigerant dryers are the most common. These units can be a variety of shapes and sizes. For high pressures or where large volumes of air are continuously required the units are larger and more complex in nature. The size of the air dryer is based on the amount of air cu m / hour that is passing through the system.
Referencing details	-
Cost information notes	Costings are based on refrigerant type dryers as desiccant types are less common and slightly more costly.
rateable element	List of accessories 2. (v) coolers, purifying and other treatment apparatus, separators, filters.
non rateable element	Air filters that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Air compressors, storage cylinders and vessels (air receivers), air mains pipework.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

Typical refrigerant air dryer

Photo notes

-

Photo1

Photo2

Photo3

Back

Generic Category	Air
CG Code	201D01
Specific	Dryers
Descriptive	Gas 7 bar
Tech1	20m³/hr
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£1,329
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Dryers are situated between the air compressor and the air receiver. The Air Dryer takes the moisture out of the compressed air. This helps to prevent rust forming in the air receiver and mild steel distribution pipes. There are 3 main types, refrigerant, desiccant and desiccant drum type. Refrigerant dryers are the most common. These units can be a variety of shapes and sizes. For high pressures or where large volumes of air are continuously required the units are larger and more complex in nature. The size of the air dryer is based on the amount of air cu m / hour that is passing through the system.
Referencing details	-
Cost information notes	Costings are based on refrigerant type dryers as desiccant types are less common and slightly more costly.
rateable element	List of accessories 2. (v) coolers, purifying and other treatment apparatus, separators, filters.
non rateable element	Air filters that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Air compressors, storage cylinders and vessels (air receivers), air mains pipework.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical refrigerant air dryers
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Air
CG Code	201D02
Specific	Dryers
Descriptive	Gas 7 bar
Tech1	170m³/hr
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£3,415
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Dryers are situated between the air compressor and the air receiver. The Air Dryer takes the moisture out of the compressed air. This helps to prevent rust forming in the air receiver and mild steel distribution pipes. There are 3 main types, refrigerant, desiccant and desiccant drum type. Refrigerant dryers are the most common. These units can be a variety of shapes and sizes. For high pressures or where large volumes of air are continuously required the units are larger and more complex in nature. The size of the air dryer is based on the amount of air cu m / hour that is passing through the system.
Referencing details	-
Cost information notes	Costings are based on refrigerant type dryers as desiccant types are less common and slightly more costly.
rateable element	List of accessories 2. (v) coolers, purifying and other treatment apparatus, separators, filters.
non rateable element	Air filters that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Air compressors, storage cylinders and vessels (air receivers), air mains pipework.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical refrigerant air dryers
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Air
CG Code	201D03
Specific	Dryers
Descriptive	Gas 7 bar
Tech1	1,700m³/hr
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£25,891
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Dryers are situated between the air compressor and the air receiver. The Air Dryer takes the moisture out of the compressed air. This helps to prevent rust forming in the air receiver and mild steel distribution pipes. There are 3 main types, refrigerant, desiccant and desiccant drum type. Refrigerant dryers are the most common. These units can be a variety of shapes and sizes. For high pressures or where large volumes of air are continuously required the units are larger and more complex in nature. The size of the air dryer is based on the amount of air cu m / hour that is passing through the system.
Referencing details	-
Cost information notes	Costings are based on refrigerant type dryers as desiccant types are less common and slightly more costly.
rateable element	List of accessories 2. (v) coolers, purifying and other treatment apparatus, separators, filters.
non rateable element	Air filters that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Air compressors, storage cylinders and vessels (air receivers), air mains pipework.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical refrigerant air dryers
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Air
CG Code	201D04
Specific	Dryers
Descriptive	Gas 7 bar
Tech1	8,500m³/hr
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£125,456
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Dryers are situated between the air compressor and the air receiver. The Air Dryer takes the moisture out of the compressed air. This helps to prevent rust forming in the air receiver and mild steel distribution pipes. There are 3 main types, refrigerant, desiccant and desiccant drum type. Refrigerant dryers are the most common. These units can be a variety of shapes and sizes. For high pressures or where large volumes of air are continuously required the units are larger and more complex in nature. The size of the air dryer is based on the amount of air cu m / hour that is passing through the system.
Referencing details	-
Cost information notes	Costings are based on refrigerant type dryers as desiccant types are less common and slightly more costly.
rateable element	List of accessories 2. (v) coolers, purifying and other treatment apparatus, separators, filters.
non rateable element	Air filters that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Air compressors, storage cylinders and vessels (air receivers), air mains pipework.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical refrigerant air dryers
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Air
CG Code	201D11
Specific	Dryers
Descriptive	Gas 7 bar
Tech1	145m³/hr
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£2,978
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Dryers are situated between the air compressor and the air receiver. The Air Dryer takes the moisture out of the compressed air. This helps to prevent rust forming in the air receiver and mild steel distribution pipes. There are 3 main types, refrigerant, desiccant and desiccant drum type. Refrigerant dryers are the most common. These units can be a variety of shapes and sizes. For high pressures or where large volumes of air are continuously required the units are larger and more complex in nature. The size of the air dryer is based on the amount of air cu m / hour that is passing through the system.
Referencing details	-
Cost information notes	Costings are based on refrigerant type dryers as desiccant types are less common and slightly more costly.
rateable element	List of accessories 2. (v) coolers, purifying and other treatment apparatus, separators, filters.
non rateable element	Air filters that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Air compressors, storage cylinders and vessels (air receivers), air mains pipework.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical refrigerant air dryers
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Air
CG Code	201D12
Specific	Dryers
Descriptive	Gas 7 bar
Tech1	400m³/hr
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£6,569
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Dryers are situated between the air compressor and the air receiver. The Air Dryer takes the moisture out of the compressed air. This helps to prevent rust forming in the air receiver and mild steel distribution pipes. There are 3 main types, refrigerant, desiccant and desiccant drum type. Refrigerant dryers are the most common. These units can be a variety of shapes and sizes. For high pressures or where large volumes of air are continuously required the units are larger and more complex in nature. The size of the air dryer is based on the amount of air cu m / hour that is passing through the system.
Referencing details	-
Cost information notes	Costings are based on refrigerant type dryers as desiccant types are less common and slightly more costly.
rateable element	List of accessories 2. (v) coolers, purifying and other treatment apparatus, separators, filters.
non rateable element	Air filters that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Air compressors, storage cylinders and vessels (air receivers), air mains pipework.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical refrigerant air dryers
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Air
CG Code	201D13
Specific	Dryers
Descriptive	Gas 7 bar
Tech1	2,100m³/hr
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£31,628
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Dryers are situated between the air compressor and the air receiver. The Air Dryer takes the moisture out of the compressed air. This helps to prevent rust forming in the air receiver and mild steel distribution pipes. There are 3 main types, refrigerant, desiccant and desiccant drum type. Refrigerant dryers are the most common. These units can be a variety of shapes and sizes. For high pressures or where large volumes of air are continuously required the units are larger and more complex in nature. The size of the air dryer is based on the amount of air cu m / hour that is passing through the system.
Referencing details	-
Cost information notes	Costings are based on refrigerant type dryers as desiccant types are less common and slightly more costly.
rateable element	List of accessories 2. (v) coolers, purifying and other treatment apparatus, separators, filters.
non rateable element	Air filters that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Air compressors, storage cylinders and vessels (air receivers), air mains pipework.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical refrigerant air dryers
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Air
CG Code	201D22
Specific	Dryers
Descriptive	Gas 7 bar
Tech1	575m³/hr
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£9,402
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Dryers are situated between the air compressor and the air receiver. The Air Dryer takes the moisture out of the compressed air. This helps to prevent rust forming in the air receiver and mild steel distribution pipes. There are 3 main types, refrigerant, desiccant and desiccant drum type. Refrigerant dryers are the most common. These units can be a variety of shapes and sizes. For high pressures or where large volumes of air are continuously required the units are larger and more complex in nature. The size of the air dryer is based on the amount of air cu m / hour that is passing through the system.
Referencing details	-
Cost information notes	Costings are based on refrigerant type dryers as desiccant types are less common and slightly more costly.
rateable element	List of accessories 2. (v) coolers, purifying and other treatment apparatus, separators, filters.
non rateable element	Air filters that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Air compressors, storage cylinders and vessels (air receivers), air mains pipework.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical refrigerant air dryers
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Air
CG Code	201D23
Specific	Dryers
Descriptive	Gas 7 bar
Tech1	2,600m³/hr
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£38,734
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Dryers are situated between the air compressor and the air receiver. The Air Dryer takes the moisture out of the compressed air. This helps to prevent rust forming in the air receiver and mild steel distribution pipes. There are 3 main types, refrigerant, desiccant and desiccant drum type. Refrigerant dryers are the most common. These units can be a variety of shapes and sizes. For high pressures or where large volumes of air are continuously required the units are larger and more complex in nature. The size of the air dryer is based on the amount of air cu m / hour that is passing through the system.
Referencing details	-
Cost information notes	Costings are based on refrigerant type dryers as desiccant types are less common and slightly more costly.
rateable element	List of accessories 2. (v) coolers, purifying and other treatment apparatus, separators, filters.
non rateable element	Air filters that are rateable within class 1 or class 2 are rateable in their entirety.
Adjusted Plant and Machinery	Air compressors, storage cylinders and vessels (air receivers), air mains pipework.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical refrigerant air dryers
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Air
CG Code	201E01
Specific	Filters
Descriptive	7 bar
Tech1	20m³/hr
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£330
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Filters are situated between the air compressor and the air receiver. Fine particles of oil and metal can be found after compression and the Air Filter ensures the system is free from such impurities. The air filters usually have bleeding valves at the bottom to clear the filter of impurities. The very small filters unscrew and the filter is manually changed on a regular basis. These filters have to be manually replaced over a fixed maintenance period. Larger filters are to some degree self-cleansing when flows are reversed and the offending material is collected and drained out. These systems also require regular maintenance.
Referencing details	The size of the air filter is based on the amount of air cu m / hour that is passing through the system. 1.The size / type 2.The cubic m / hour 3.The pressure of the system (bar) 4.The age
Cost information notes	In many cases there are no details in respect of the air filter just one or a series of "bottles" as part the air mains. In such cases adopt the cost 201E13
rateable element	Class 1 Table 1 (I) Air compressors. [Must be used in connection with] List of Accessories 2 (v) separators, filters, coolers, Purifying and other.
non rateable element	Must be used in conjunction with class 1 item.
Adjusted Plant and Machinery	Air compressors, storage cylinders & vessels and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical air filters.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Air
CG Code	201E02
Specific	Filters
Descriptive	7 bar
Tech1	145m³/hr
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£425
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Filters are situated between the air compressor and the air receiver. Fine particles of oil and metal can be found after compression and the Air Filter ensures the system is free from such impurities. The air filters usually have bleeding valves at the bottom to clear the filter of impurities. The very small filters unscrew and the filter is manually changed on a regular basis. These filters have to be manually replaced over a fixed maintenance period. Larger filters are to some degree self-cleansing when flows are reversed and the offending material is collected and drained out. These systems also require regular maintenance.
Referencing details	The size of the air filter is based on the amount of air cu m / hour that is passing through the system. 1.The size / type 2.The cubic m / hour 3.The pressure of the system (bar) 4.The age
Cost information notes	In many cases there are no details in respect of the air filter just one or a series of "bottles" as part the air mains. In such cases adopt the cost 201E13
rateable element	Class 1 Table 1 (I) Air compressors. [Must be used in connection with] List of Accessories 2 (v) separators, filters, coolers, Purifying and other.
non rateable element	Must be used in conjunction with class 1 item.
Adjusted Plant and Machinery	Air compressors, storage cylinders & vessels and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical air filters.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Air
CG Code	201E03
Specific	Filters
Descriptive	7 bar
Tech1	170m³/hr
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£425
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Filters are situated between the air compressor and the air receiver. Fine particles of oil and metal can be found after compression and the Air Filter ensures the system is free from such impurities. The air filters usually have bleeding valves at the bottom to clear the filter of impurities. The very small filters unscrew and the filter is manually changed on a regular basis. These filters have to be manually replaced over a fixed maintenance period. Larger filters are to some degree self-cleansing when flows are reversed and the offending material is collected and drained out. These systems also require regular maintenance.
Referencing details	The size of the air filter is based on the amount of air cu m / hour that is passing through the system. 1.The size / type 2.The cubic m / hour 3.The pressure of the system (bar) 4.The age
Cost information notes	In many cases there are no details in respect of the air filter just one or a series of "bottles" as part the air mains. In such cases adopt the cost 201E13
rateable element	Class 1 Table 1 (I) Air compressors. [Must be used in connection with] List of Accessories 2 (v) separators, filters, coolers, Purifying and other.
non rateable element	Must be used in conjunction with class 1 item.
Adjusted Plant and Machinery	Air compressors, storage cylinders & vessels and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical air filters.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Air
CG Code	201E04
Specific	Filters
Descriptive	7 bar
Tech1	400m³/hr
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£460
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Filters are situated between the air compressor and the air receiver. Fine particles of oil and metal can be found after compression and the Air Filter ensures the system is free from such impurities. The air filters usually have bleeding valves at the bottom to clear the filter of impurities. The very small filters unscrew and the filter is manually changed on a regular basis. These filters have to be manually replaced over a fixed maintenance period. Larger filters are to some degree self-cleansing when flows are reversed and the offending material is collected and drained out. These systems also require regular maintenance.
Referencing details	The size of the air filter is based on the amount of air cu m / hour that is passing through the system. 1.The size / type 2.The cubic m / hour 3.The pressure of the system (bar) 4.The age
Cost information notes	In many cases there are no details in respect of the air filter just one or a series of "bottles" as part the air mains. In such cases adopt the cost 201E13
rateable element	Class 1 Table 1 (I) Air compressors. [Must be used in connection with] List of Accessories 2 (v) separators, filters, coolers, Purifying and other.
non rateable element	Must be used in conjunction with class 1 item.
Adjusted Plant and Machinery	Air compressors, storage cylinders & vessels and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical air filters.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Air
CG Code	201E05
Specific	Filters
Descriptive	7 bar
Tech1	575m³/hr
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£691
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Filters are situated between the air compressor and the air receiver. Fine particles of oil and metal can be found after compression and the Air Filter ensures the system is free from such impurities. The air filters usually have bleeding valves at the bottom to clear the filter of impurities. The very small filters unscrew and the filter is manually changed on a regular basis. These filters have to be manually replaced over a fixed maintenance period. Larger filters are to some degree self-cleansing when flows are reversed and the offending material is collected and drained out. These systems also require regular maintenance.
Referencing details	The size of the air filter is based on the amount of air cu m / hour that is passing through the system. 1.The size / type 2.The cubic m / hour 3.The pressure of the system (bar) 4.The age
Cost information notes	In many cases there are no details in respect of the air filter just one or a series of "bottles" as part the air mains. In such cases adopt the cost 201E13
rateable element	Class 1 Table 1 (I) Air compressors. [Must be used in connection with] List of Accessories 2 (v) separators, filters, coolers, Purifying and other.
non rateable element	Must be used in conjunction with class 1 item.
Adjusted Plant and Machinery	Air compressors, storage cylinders & vessels and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical air filters.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Air
CG Code	201E06
Specific	Filters
Descriptive	7 bar
Tech1	1,700m³/hr
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£1,062
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Filters are situated between the air compressor and the air receiver. Fine particles of oil and metal can be found after compression and the Air Filter ensures the system is free from such impurities. The air filters usually have bleeding valves at the bottom to clear the filter of impurities. The very small filters unscrew and the filter is manually changed on a regular basis. These filters have to be manually replaced over a fixed maintenance period. Larger filters are to some degree self-cleansing when flows are reversed and the offending material is collected and drained out. These systems also require regular maintenance.
Referencing details	The size of the air filter is based on the amount of air cu m / hour that is passing through the system. 1.The size / type 2.The cubic m / hour 3.The pressure of the system (bar) 4.The age
Cost information notes	In many cases there are no details in respect of the air filter just one or a series of "bottles" as part the air mains. In such cases adopt the cost 201E13
rateable element	Class 1 Table 1 (I) Air compressors. [Must be used in connection with] List of Accessories 2 (v) separators, filters, coolers, Purifying and other.
non rateable element	Must be used in conjunction with class 1 item.
Adjusted Plant and Machinery	Air compressors, storage cylinders & vessels and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical air filters.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Air
CG Code	201E07
Specific	Filters
Descriptive	7 bar
Tech1	2,100m³/hr
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£1,724
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Filters are situated between the air compressor and the air receiver. Fine particles of oil and metal can be found after compression and the Air Filter ensures the system is free from such impurities. The air filters usually have bleeding valves at the bottom to clear the filter of impurities. The very small filters unscrew and the filter is manually changed on a regular basis. These filters have to be manually replaced over a fixed maintenance period. Larger filters are to some degree self-cleansing when flows are reversed and the offending material is collected and drained out. These systems also require regular maintenance.
Referencing details	The size of the air filter is based on the amount of air cu m / hour that is passing through the system. 1.The size / type 2.The cubic m / hour 3.The pressure of the system (bar) 4.The age
Cost information notes	In many cases there are no details in respect of the air filter just one or a series of "bottles" as part the air mains. In such cases adopt the cost 201E13
rateable element	Class 1 Table 1 (I) Air compressors. [Must be used in connection with] List of Accessories 2 (v) separators, filters, coolers, Purifying and other.
non rateable element	Must be used in conjunction with class 1 item.
Adjusted Plant and Machinery	Air compressors, storage cylinders & vessels and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical air filters.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Air
CG Code	201E08
Specific	Filters
Descriptive	7 bar
Tech1	2,600m³/hr
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£1,724
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Filters are situated between the air compressor and the air receiver. Fine particles of oil and metal can be found after compression and the Air Filter ensures the system is free from such impurities. The air filters usually have bleeding valves at the bottom to clear the filter of impurities. The very small filters unscrew and the filter is manually changed on a regular basis. These filters have to be manually replaced over a fixed maintenance period. Larger filters are to some degree self-cleansing when flows are reversed and the offending material is collected and drained out. These systems also require regular maintenance.
Referencing details	The size of the air filter is based on the amount of air cu m / hour that is passing through the system. 1.The size / type 2.The cubic m / hour 3.The pressure of the system (bar) 4.The age
Cost information notes	In many cases there are no details in respect of the air filter just one or a series of "bottles" as part the air mains. In such cases adopt the cost 201E13
rateable element	Class 1 Table 1 (I) Air compressors. [Must be used in connection with] List of Accessories 2 (v) separators, filters, coolers, Purifying and other.
non rateable element	Must be used in conjunction with class 1 item.
Adjusted Plant and Machinery	Air compressors, storage cylinders & vessels and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical air filters.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Air
CG Code	201E09
Specific	Filters
Descriptive	7 bar
Tech1	8,500m³/hr
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£5,667
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Filters are situated between the air compressor and the air receiver. Fine particles of oil and metal can be found after compression and the Air Filter ensures the system is free from such impurities. The air filters usually have bleeding valves at the bottom to clear the filter of impurities. The very small filters unscrew and the filter is manually changed on a regular basis. These filters have to be manually replaced over a fixed maintenance period. Larger filters are to some degree self-cleansing when flows are reversed and the offending material is collected and drained out. These systems also require regular maintenance.
Referencing details	The size of the air filter is based on the amount of air cu m / hour that is passing through the system. 1.The size / type 2.The cubic m / hour 3.The pressure of the system (bar) 4.The age
Cost information notes	In many cases there are no details in respect of the air filter just one or a series of "bottles" as part the air mains. In such cases adopt the cost 201E13
rateable element	Class 1 Table 1 (I) Air compressors. [Must be used in connection with] List of Accessories 2 (v) separators, filters, coolers, Purifying and other.
non rateable element	Must be used in conjunction with class 1 item.
Adjusted Plant and Machinery	Air compressors, storage cylinders & vessels and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical air filters.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Air
CG Code	201E13
Specific	Filters
Descriptive	7 bar
Tech1	m^3/hr
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£1,062
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Filters are situated between the air compressor and the air receiver. Fine particles of oil and metal can be found after compression and the Air Filter ensures the system is free from such impurities. The air filters usually have bleeding valves at the bottom to clear the filter of impurities. The very small filters unscrew and the filter is manually changed on a regular basis. These filters have to be manually replaced over a fixed maintenance period. Larger filters are to some degree self-cleansing when flows are reversed and the offending material is collected and drained out. These systems also require regular maintenance.
Referencing details	The size of the air filter is based on the amount of air cu m / hour that is passing through the system. 1.The size / type 2.The cubic m / hour 3.The pressure of the system (bar) 4.The age
Cost information notes	-
rateable element	Class 1 Table 1 (I) Air compressors. [Must be used in connection with] List of Accessories 2 (v) separators, filters, coolers, Purifying and other.
non rateable element	Must be used in conjunction with class 1 item.
Adjusted Plant and Machinery	Air compressors, storage cylinders & vessels and mains pipe work.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical air filters.
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Air
CG Code	201C01
Specific	Pipes
Descriptive	Compressor to receiver
Tech1	100mm diameter
Tech2	Includes valves
Unit size	-
Unit of measurement	m
ERC	£585
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Pipes - Mains. Regard has to be had to the Class 1 pre- amble at (c) (iii). In the case of pneumatic power, the point where the mains supply ceases, excluding branch service piping connected with such main supply. The greater the distance from the air receiver the smaller the mains pipe becomes to avoid pressure loss i.e. it may reduce from 40 mm to 25 mm. Nevertheless this is still the main pipe. Branches are usually evident in that they are often flexible or non-steel pipes. Where systems are complex, runs are long and/or there are several off takes, non-return valves, etc. fitted.
Referencing details	The compressed air pipe colour is light blue and where pipes are galvanised (silver grey). Often a light blue bandage is put round the pipe stating what is in the pipe and the direction of flow. Where return and flow valves are installed the costs take account of this. Where details of pipe runs are poor and the pipe is of 65mm/100mm diameter with basic strap supports adopt 201C20 / 201C21 and assume length of 250m. Mains pipe can be between air compressor and air dryer / air receiver or the air receiver and the flexible branch. NOTE 1.Pipe diameter . 2.Length of main. 3.Between what? i.e. air receiver and flexible branch. 4.If valves are within pipe. 5.Age.
Cost information notes	It is likely that valves will be present in the larger mains around the air compressor and the receiver. No separate addition is required for small diameter bends but near air compressor where the pipe is 100 mm diam or greater, the cost is significant and details of the pipe dia. and number should be recorded. Where full details are not readily to hand to cost see item code 201C20 - 201C21 Where full details are known see 201C01 etc.
rateable element	List of Accessories 2(v) pipes, valves - if necessary to Class 1 or 2 rateable plant Class 1 (iii) up to and including the point where the main supply ends.
non rateable element	Class 1 (iii) any branch service piping connected with such main supply. Whole if not used in connection with Class 1 or 2 rateable plant.
Adjusted Plant and Machinery	Air compressor, air receiver, foundations, supports, pipe gantries.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Compressed Air Pipes (Mains)Notes: Whereas only the mains are rateable a reduction in diameter of the pipe does not indicate the end of the mains .It is usual to regard the end of the mains where the steel pipe changes to a flexible hose see photo two. Generally main pipes are colour coded light blue but they may be galvanised (silver grey) with a directional colour band at intervals.

Photo notes

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Photo1

Photo2

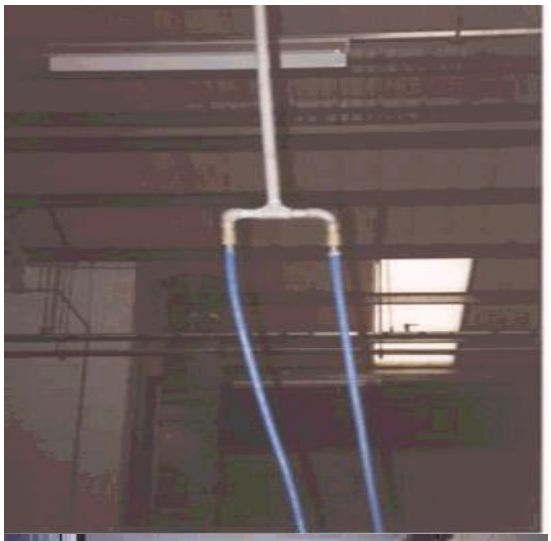

Photo3

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Generic Category	Air
CG Code	201C04
Specific	Pipes
Descriptive	Compressor to Receiver
Tech1	100mm diameter
Tech2	Includes valves
Unit size	-
Unit of measurement	m
ERC	£1,009
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Pipes - Mains. Regard has to be had to the Class 1 pre- amble at (c) (iii). In the case of pneumatic power, the point where the mains supply ceases, excluding branch service piping connected with such main supply. The greater the distance from the air receiver the smaller the mains pipe becomes to avoid pressure loss i.e. it may reduce from 40 mm to 25 mm. Nevertheless this is still the main pipe. Branches are usually evident in that they are often flexible or non-steel pipes. Where systems are complex, runs are long and/or there are several off takes, non-return valves, etc. fitted.
Referencing details	The compressed air pipe colour is light blue and where pipes are galvanised (silver grey). Often a light blue bandage is put round the pipe stating what is in the pipe and the direction of flow. Where return and flow valves are installed the costs take account of this. Where details of pipe runs are poor and the pipe is of 65mm/100mm diameter with basic strap supports adopt 201C20 / 201C21 and assume length of 250m. Mains pipe can be between air compressor and air dryer / air receiver or the air receiver and the flexible branch. NOTE 1.Pipe diameter . 2.Length of main. 3.Between what? i.e. air receiver and flexible branch. 4.If valves are within pipe. 5.Age.
Cost information notes	It is likely that valves will be present in the larger mains around the air compressor and the receiver. No separate addition is required for small diameter bends but near air compressor where the pipe is 100 mm diam or greater, the cost is significant and details of the pipe dia. and number should be recorded. Where full details are not readily to hand to cost see item code 201C20 - 201C21 Where full details are known see 201C01 etc.
rateable element	List of Accessories 2(v) pipes, valves - if necessary to Class 1 or 2 rateable plant Class 1 (iii) up to and including the point where the main supply ends.
non rateable element	Class 1 (iii) any branch service piping connected with such main supply. Whole if not used in connection with Class 1 or 2 rateable plant.
Adjusted Plant and Machinery	Air compressor, air receiver, foundations, supports, pipe gantries.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Compressed Air Pipes (Mains)Notes: Whereas only the mains are rateable a reduction in diameter of the pipe does not indicate the end of the mains. It is usual to regard the end of the mains where the steel pipe changes to a flexible hose see photo two. Generally main pipes are colour coded light blue but they may be galvanised (silver grey) with a directional colour band at intervals.
Photo notes	-
Photo1	

Photo2

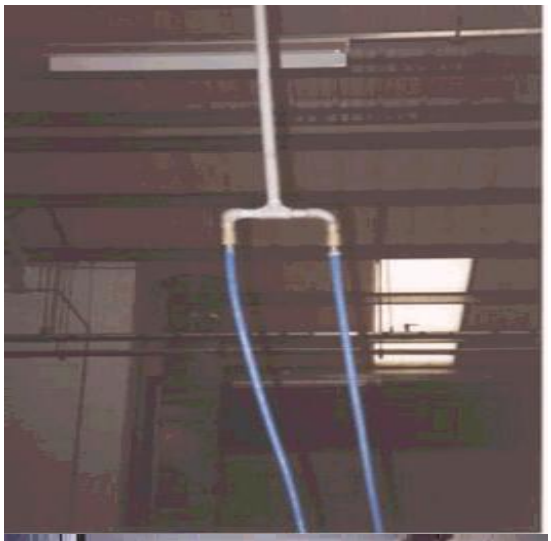

Photo3

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Generic Category	Air
CG Code	201C07
Specific	Pipes
Descriptive	Compressor to Receiver
Tech1	200mm diameter
Tech2	Includes check valves
Unit size	-
Unit of measurement	m
ERC	£909
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Pipes - Mains. Regard has to be had to the Class 1 pre- amble at (c) (iii). In the case of pneumatic power, the point where the mains supply ceases, excluding branch service piping connected with such main supply. The greater the distance from the air receiver the smaller the mains pipe becomes to avoid pressure loss i.e. it may reduce from 40 mm to 25 mm. Nevertheless this is still the main pipe. Branches are usually evident in that they are often flexible or non-steel pipes. Where systems are complex, runs are long and/or there are several off takes, non-return valves, etc. fitted.
Referencing details	The compressed air pipe colour is light blue and where pipes are galvanised (silver grey). Often a light blue bandage is put round the pipe stating what is in the pipe and the direction of flow. Where return and flow valves are installed the costs take account of this. Where details of pipe runs are poor and the pipe is of 65mm/100mm diameter with basic strap supports adopt 201C20 / 201C21 and assume length of 250m. Mains pipe can be between air compressor and air dryer / air receiver or the air receiver and the flexible branch. NOTE 1.Pipe diameter . 2.Length of main. 3.Between what? i.e. air receiver and flexible branch. 4.If valves are within pipe. 5.Age.
Cost information notes	It is likely that valves will be present in the larger mains around the air compressor and the receiver. No separate addition is required for small diameter bends but near air compressor where the pipe is 100 mm diam or greater, the cost is significant and details of the pipe dia. and number should be recorded. Where full details are not readily to hand to cost see item code 201C20 - 201C21 Where full details are known see 201C01 etc.
rateable element	List of Accessories 2(v) pipes, valves - if necessary to Class 1 or 2 rateable plant Class 1 (iii) up to and including the point where the main supply ends.
non rateable element	Class 1 (iii) any branch service piping connected with such main supply. Whole if not used in connection with Class 1 or 2 rateable plant.
Adjusted Plant and Machinery	Air compressor, air receiver, foundations, supports, pipe gantries.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Compressed Air Pipes (Mains)Notes: Whereas only the mains are rateable a reduction in diameter of the pipe does not indicate the end of the mains. It is usual to regard the end of the mains where the steel pipe changes to a flexible hose see photo two. Generally main pipes are colour coded light blue but they may be galvanised (silver grey) with a directional colour band at intervals.
Photo notes	-
Photo1	

Photo2

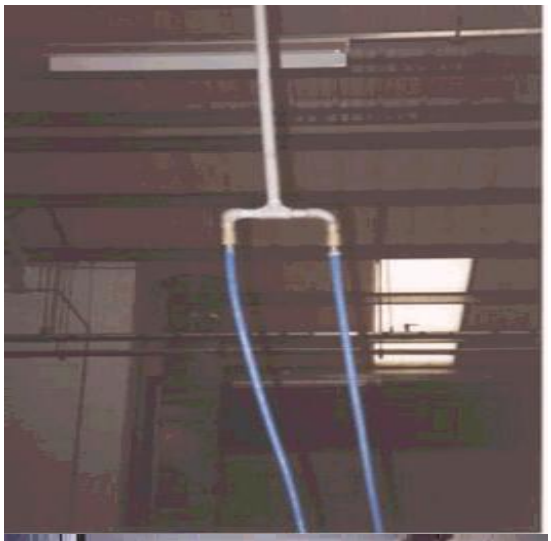

Photo3

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Generic Category	Air
CG Code	201C10
Specific	Pipes
Descriptive	Compressor to Receiver
Tech1	250mm diameter
Tech2	Includes check valves
Unit size	-
Unit of measurement	m
ERC	£1,280
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Pipes - Mains. Regard has to be had to the Class 1 pre- amble at (c) (iii). In the case of pneumatic power, the point where the mains supply ceases, excluding branch service piping connected with such main supply. The greater the distance from the air receiver the smaller the mains pipe becomes to avoid pressure loss i.e. it may reduce from 40 mm to 25 mm. Nevertheless this is still the main pipe. Branches are usually evident in that they are often flexible or non-steel pipes. Where systems are complex, runs are long and/or there are several off takes, non-return valves, etc. fitted.
Referencing details	The compressed air pipe colour is light blue and where pipes are galvanised (silver grey). Often a light blue bandage is put round the pipe stating what is in the pipe and the direction of flow. Where return and flow valves are installed the costs take account of this. Where details of pipe runs are poor and the pipe is of 65mm/100mm diameter with basic strap supports adopt 201C20 / 201C21 and assume length of 250m. Mains pipe can be between air compressor and air dryer / air receiver or the air receiver and the flexible branch. NOTE 1.Pipe diameter . 2.Length of main. 3.Between what? i.e. air receiver and flexible branch. 4.If valves are within pipe. 5.Age.
Cost information notes	It is likely that valves will be present in the larger mains around the air compressor and the receiver. No separate addition is required for small diameter bends but near air compressor where the pipe is 100 mm diam or greater, the cost is significant and details of the pipe dia. and number should be recorded. Where full details are not readily to hand to cost see item code 201C20 - 201C21 Where full details are known see 201C01 etc.
rateable element	List of Accessories 2(v) pipes, valves - if necessary to Class 1 or 2 rateable plant Class 1 (iii) up to and including the point where the main supply ends.
non rateable element	Class 1 (iii) any branch service piping connected with such main supply. Whole if not used in connection with Class 1 or 2 rateable plant.
Adjusted Plant and Machinery	Air compressor, air receiver, foundations, supports, pipe gantries.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Compressed Air Pipes (Mains)Notes: Whereas only the mains are rateable a reduction in diameter of the pipe does not indicate the end of the mains. It is usual to regard the end of the mains where the steel pipe changes to a flexible hose see photo two. Generally main pipes are colour coded light blue but they may be galvanised (silver grey) with a directional colour band at intervals.
Photo notes	-
Photo1	

Photo2

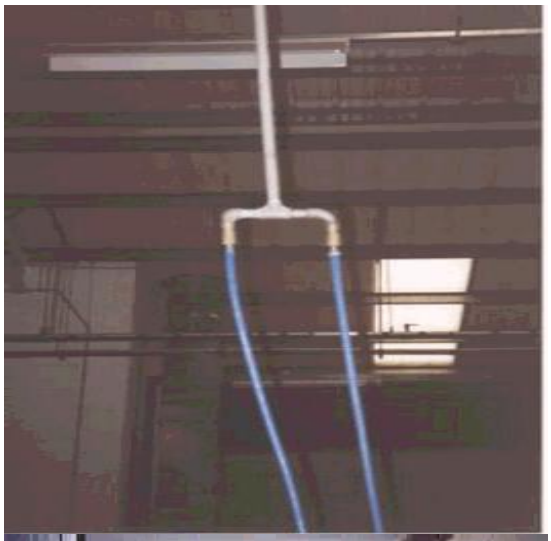

Photo3

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Generic Category	Air
CG Code	201C20
Specific	Pipes
Descriptive	General pipework
Tech1	65mm diameter
Tech2	Excludes internal valves
Unit size	-
Unit of measurement	m
ERC	£49
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Pipes - Mains. Regard has to be had to the Class 1 pre- amble at (c) (iii). In the case of pneumatic power, the point where the mains supply ceases, excluding branch service piping connected with such main supply. The greater the distance from the air receiver the smaller the mains pipe becomes to avoid pressure loss i.e. it may reduce from 40 mm to 25 mm. Nevertheless this is still the main pipe. Branches are usually evident in that they are often flexible or non-steel pipes. Where systems are complex, runs are long and/or there are several off takes, non-return valves, etc. fitted.
Referencing details	The compressed air pipe colour is light blue and where pipes are galvanised (silver grey). Often a light blue bandage is put round the pipe stating what is in the pipe and the direction of flow. Where return and flow valves are installed the costs take account of this. Where details of pipe runs are poor and the pipe is of 65mm/100mm diameter with basic strap supports adopt 201C20 / 201C21 and assume length of 250m. Mains pipe can be between air compressor and air dryer / air receiver or the air receiver and the flexible branch. NOTE 1.Pipe diameter . 2.Length of main. 3.Between what? i.e. air receiver and flexible branch. 4.If valves are within pipe. 5.Age.
Cost information notes	It is likely that valves will be present in the larger mains around the air compressor and the receiver. No separate addition is required for small diameter bends but near air compressor where the pipe is 100 mm diam or greater, the cost is significant and details of the pipe dia. and number should be recorded. Where full details are not readily to hand to cost see item code 201C20 - 201C21 Where full details are known see 201C01 etc.
rateable element	List of Accessories 2(v) pipes, valves - if necessary to Class 1 or 2 rateable plant Class 1 (iii) up to and including the point where the main supply ends.
non rateable element	Class 1 (iii) any branch service piping connected with such main supply. Whole if not used in connection with Class 1 or 2 rateable plant.
Adjusted Plant and Machinery	Air compressor, air receiver, foundations, supports, pipe gantries.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Compressed Air Pipes (Mains)Notes: Whereas only the mains are rateable a reduction in diameter of the pipe does not indicate the end of the mains .It is usual to regard the end of the mains where the steel pipe changes to a flexible hose see photo two. Generally main pipes are colour coded light blue but they may be galvanised (silver grey) with a directional colour band at intervals.

Photo notes

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Photo1

Photo2

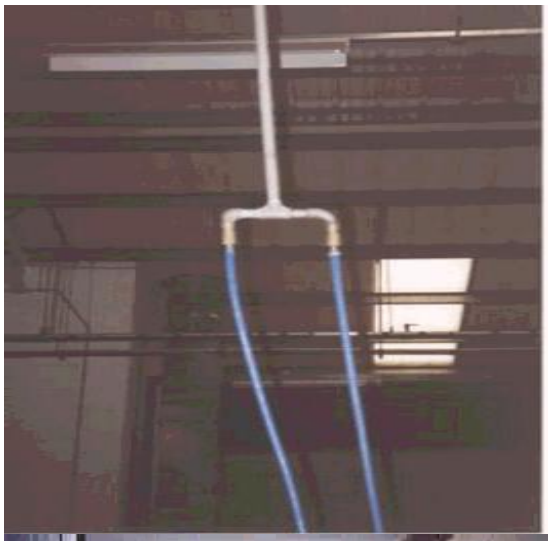

Photo3

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Generic Category	Air
CG Code	201C21
Specific	Pipes
Descriptive	General pipework
Tech1	100mm diameter
Tech2	Excludes internal valves
Unit size	-
Unit of measurement	m
ERC	£76
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Pipes - Mains. Regard has to be had to the Class 1 pre- amble at (c) (iii). In the case of pneumatic power, the point where the mains supply ceases, excluding branch service piping connected with such main supply. The greater the distance from the air receiver the smaller the mains pipe becomes to avoid pressure loss i.e. it may reduce from 40 mm to 25 mm. Nevertheless this is still the main pipe. Branches are usually evident in that they are often flexible or non-steel pipes. Where systems are complex, runs are long and/or there are several off takes, non-return valves, etc. fitted.
Referencing details	The compressed air pipe colour is light blue and where pipes are galvanised (silver grey). Often a light blue bandage is put round the pipe stating what is in the pipe and the direction of flow. Where return and flow valves are installed the costs take account of this. Where details of pipe runs are poor and the pipe is of 65mm/100mm diameter with basic strap supports adopt 201C20 / 201C21 and assume length of 250m. Mains pipe can be between air compressor and air dryer / air receiver or the air receiver and the flexible branch. NOTE 1.Pipe diameter . 2.Length of main. 3.Between what? i.e. air receiver and flexible branch. 4.If valves are within pipe. 5.Age.
Cost information notes	It is likely that valves will be present in the larger mains around the air compressor and the receiver. No separate addition is required for small diameter bends but near air compressor where the pipe is 100 mm diam or greater, the cost is significant and details of the pipe dia. and number should be recorded. Where full details are not readily to hand to cost see item code 201C20 - 201C21 Where full details are known see 201C01 etc.
rateable element	List of Accessories 2(v) pipes, valves - if necessary to Class 1 or 2 rateable plant Class 1 (iii) up to and including the point where the main supply ends.
non rateable element	Class 1 (iii) any branch service piping connected with such main supply. Whole if not used in connection with Class 1 or 2 rateable plant.
Adjusted Plant and Machinery	Air compressor, air receiver, foundations, supports, pipe gantries.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Compressed Air Pipes (Mains)Notes: Whereas only the mains are rateable a reduction in diameter of the pipe does not indicate the end of the mains .It is usual to regard the end of the mains where the steel pipe changes to a flexible hose see photo two. Generally main pipes are colour coded light blue but they may be galvanised (silver grey) with a directional colour band at intervals.

Photo notes

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Photo1

Photo2

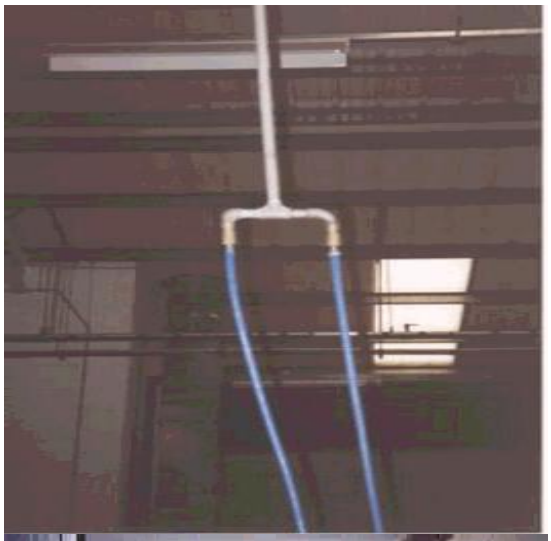

Photo3

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Generic Category	Air
CG Code	201C02
Specific	Pipes
Descriptive	Receiver to Factory
Tech1	100mm diameter
Tech2	Includes check valves
Unit size	-
Unit of measurement	m
ERC	£110
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Pipes - Mains. Regard has to be had to the Class 1 pre- amble at (c) (iii). In the case of pneumatic power, the point where the mains supply ceases, excluding branch service piping connected with such main supply. The greater the distance from the air receiver the smaller the mains pipe becomes to avoid pressure loss i.e. it may reduce from 40 mm to 25 mm. Nevertheless this is still the main pipe. Branches are usually evident in that they are often flexible or non-steel pipes. Where systems are complex, runs are long and/or there are several off takes, non-return valves, etc. fitted.
Referencing details	The compressed air pipe colour is light blue and where pipes are galvanised (silver grey). Often a light blue bandage is put round the pipe stating what is in the pipe and the direction of flow. Where return and flow valves are installed the costs take account of this. Where details of pipe runs are poor and the pipe is of 65mm/100mm diameter with basic strap supports adopt 201C20 / 201C21 and assume length of 250m. Mains pipe can be between air compressor and air dryer / air receiver or the air receiver and the flexible branch. NOTE 1.Pipe diameter . 2.Length of main. 3.Between what? i.e. air receiver and flexible branch. 4.If valves are within pipe. 5.Age.
Cost information notes	It is likely that valves will be present in the larger mains around the air compressor and the receiver. No separate addition is required for small diameter bends but near air compressor where the pipe is 100 mm diam or greater, the cost is significant and details of the pipe dia. and number should be recorded. Where full details are not readily to hand to cost see item code 201C20 - 201C21 Where full details are known see 201C01 etc.
rateable element	List of Accessories 2(v) pipes, valves - if necessary to Class 1 or 2 rateable plant Class 1 (iii) up to and including the point where the main supply ends.
non rateable element	Class 1 (iii) any branch service piping connected with such main supply. Whole if not used in connection with Class 1 or 2 rateable plant.
Adjusted Plant and Machinery	Air compressor, air receiver, foundations, supports, pipe gantries.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Compressed Air Pipes (Mains)Notes: Whereas only the mains are rateable a reduction in diameter of the pipe does not indicate the end of the mains .It is usual to regard the end of the mains where the steel pipe changes to a flexible hose see photo two. Generally main pipes are colour coded light blue but they may be galvanised (silver grey) with a directional colour band at intervals.

Photo notes

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Photo1

Photo2

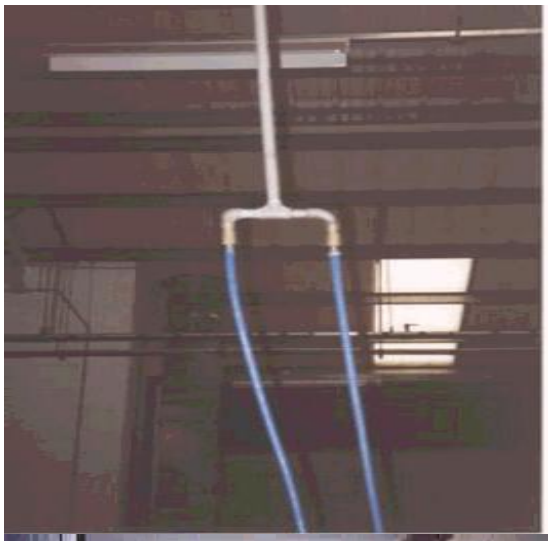

Photo3

Back

Generic Category	Air
CG Code	201C05
Specific	Pipes
Descriptive	Receiver to Facory
Tech1	150mm diameter
Tech2	Includes valves
Unit size	-
Unit of measurement	m
ERC	£142
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Pipes - Mains. Regard has to be had to the Class 1 pre- amble at (c) (iii). In the case of pneumatic power, the point where the mains supply ceases, excluding branch service piping connected with such main supply. The greater the distance from the air receiver the smaller the mains pipe becomes to avoid pressure loss i.e. it may reduce from 40 mm to 25 mm. Nevertheless this is still the main pipe. Branches are usually evident in that they are often flexible or non-steel pipes. Where systems are complex, runs are long and/or there are several off takes, non-return valves, etc. fitted.
Referencing details	The compressed air pipe colour is light blue and where pipes are galvanised (silver grey). Often a light blue bandage is put round the pipe stating what is in the pipe and the direction of flow. Where return and flow valves are installed the costs take account of this. Where details of pipe runs are poor and the pipe is of 65mm/100mm diameter with basic strap supports adopt 201C20 / 201C21 and assume length of 250m. Mains pipe can be between air compressor and air dryer / air receiver or the air receiver and the flexible branch. NOTE 1.Pipe diameter . 2.Length of main. 3.Between what? i.e. air receiver and flexible branch. 4.If valves are within pipe. 5.Age.
Cost information notes	It is likely that valves will be present in the larger mains around the air compressor and the receiver. No separate addition is required for small diameter bends but near air compressor where the pipe is 100 mm diam or greater, the cost is significant and details of the pipe dia. and number should be recorded. Where full details are not readily to hand to cost see item code 201C20 - 201C21 Where full details are known see 201C01 etc.
rateable element	List of Accessories 2(v) pipes, valves - if necessary to Class 1 or 2 rateable plant Class 1 (iii) up to and including the point where the main supply ends.
non rateable element	Class 1 (iii) any branch service piping connected with such main supply. Whole if not used in connection with Class 1 or 2 rateable plant.
Adjusted Plant and Machinery	Air compressor, air receiver, foundations, supports, pipe gantries.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Compressed Air Pipes (Mains)Notes: Whereas only the mains are rateable a reduction in diameter of the pipe does not indicate the end of the mains. It is usual to regard the end of the mains where the steel pipe changes to a flexible hose see photo two. Generally main pipes are colour coded light blue but they may be galvanised (silver grey) with a directional colour band at intervals.
Photo notes	-
Photo1	

Photo2

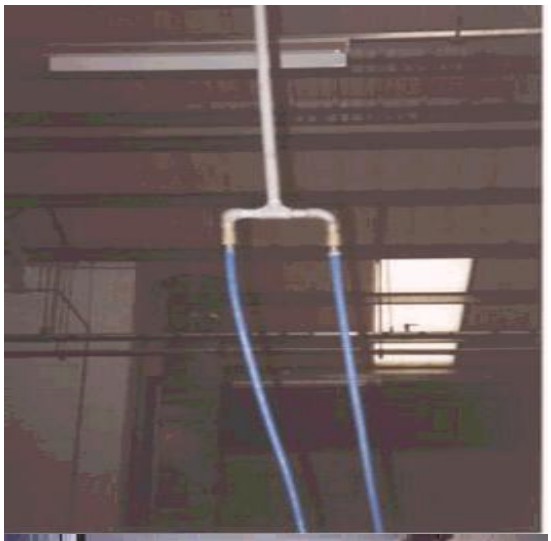

Photo3

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Generic Category	Air
CG Code	201C08
Specific	Pipes
Descriptive	Receiver to Factory
Tech1	200mm diameter
Tech2	Includes check valves
Unit size	-
Unit of measurement	m
ERC	£172
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Pipes - Mains. Regard has to be had to the Class 1 pre- amble at (c) (iii). In the case of pneumatic power, the point where the mains supply ceases, excluding branch service piping connected with such main supply. The greater the distance from the air receiver the smaller the mains pipe becomes to avoid pressure loss i.e. it may reduce from 40 mm to 25 mm. Nevertheless this is still the main pipe. Branches are usually evident in that they are often flexible or non-steel pipes. Where systems are complex, runs are long and/or there are several off takes, non-return valves, etc. fitted.
Referencing details	The compressed air pipe colour is light blue and where pipes are galvanised (silver grey). Often a light blue bandage is put round the pipe stating what is in the pipe and the direction of flow. Where return and flow valves are installed the costs take account of this. Where details of pipe runs are poor and the pipe is of 65mm/100mm diameter with basic strap supports adopt 201C20 / 201C21 and assume length of 250m. Mains pipe can be between air compressor and air dryer / air receiver or the air receiver and the flexible branch. NOTE 1.Pipe diameter . 2.Length of main. 3.Between what? i.e. air receiver and flexible branch. 4.If valves are within pipe. 5.Age.
Cost information notes	It is likely that valves will be present in the larger mains around the air compressor and the receiver. No separate addition is required for small diameter bends but near air compressor where the pipe is 100 mm diam or greater, the cost is significant and details of the pipe dia. and number should be recorded. Where full details are not readily to hand to cost see item code 201C20 - 201C21 Where full details are known see 201C01 etc.
rateable element	List of Accessories 2(v) pipes, valves - if necessary to Class 1 or 2 rateable plant Class 1 (iii) up to and including the point where the main supply ends.
non rateable element	Class 1 (iii) any branch service piping connected with such main supply. Whole if not used in connection with Class 1 or 2 rateable plant.
Adjusted Plant and Machinery	Air compressor, air receiver, foundations, supports, pipe gantries.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Compressed Air Pipes (Mains)Notes: Whereas only the mains are rateable a reduction in diameter of the pipe does not indicate the end of the mains. It is usual to regard the end of the mains where the steel pipe changes to a flexible hose see photo two. Generally main pipes are colour coded light blue but they may be galvanised (silver grey) with a directional colour band at intervals.
Photo notes	-
Photo1	

Photo2

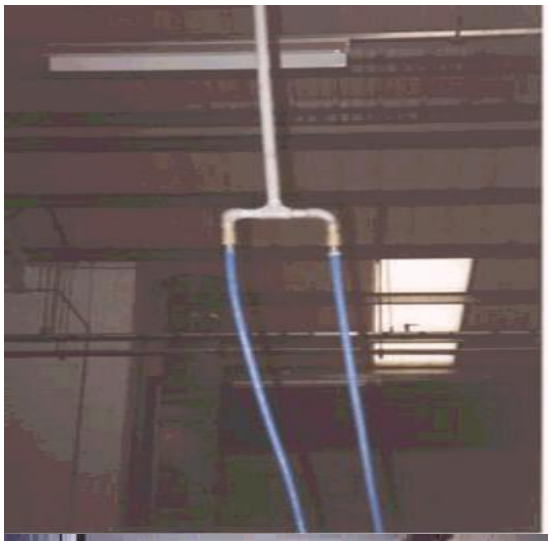

Photo3

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Generic Category	Air
CG Code	201C11
Specific	Pipes
Descriptive	Receiver to Factory
Tech1	250mm diameter
Tech2	Includes check valves
Unit size	-
Unit of measurement	m
ERC	£235
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Pipes - Mains. Regard has to be had to the Class 1 pre- amble at (c) (iii). In the case of pneumatic power, the point where the mains supply ceases, excluding branch service piping connected with such main supply. The greater the distance from the air receiver the smaller the mains pipe becomes to avoid pressure loss i.e. it may reduce from 40 mm to 25 mm. Nevertheless this is still the main pipe. Branches are usually evident in that they are often flexible or non-steel pipes. Where systems are complex, runs are long and/or there are several off takes, non-return valves, etc. fitted.
Referencing details	The compressed air pipe colour is light blue and where pipes are galvanised (silver grey). Often a light blue bandage is put round the pipe stating what is in the pipe and the direction of flow. Where return and flow valves are installed the costs take account of this. Where details of pipe runs are poor and the pipe is of 65mm/100mm diameter with basic strap supports adopt 201C20 / 201C21 and assume length of 250m. Mains pipe can be between air compressor and air dryer / air receiver or the air receiver and the flexible branch. NOTE 1.Pipe diameter . 2.Length of main. 3.Between what? i.e. air receiver and flexible branch. 4.If valves are within pipe. 5.Age.
Cost information notes	It is likely that valves will be present in the larger mains around the air compressor and the receiver. No separate addition is required for small diameter bends but near air compressor where the pipe is 100 mm diam or greater, the cost is significant and details of the pipe dia. and number should be recorded. Where full details are not readily to hand to cost see item code 201C20 - 201C21 Where full details are known see 201C01 etc.
rateable element	List of Accessories 2(v) pipes, valves - if necessary to Class 1 or 2 rateable plant Class 1 (iii) up to and including the point where the main supply ends.
non rateable element	Class 1 (iii) any branch service piping connected with such main supply. Whole if not used in connection with Class 1 or 2 rateable plant.
Adjusted Plant and Machinery	Air compressor, air receiver, foundations, supports, pipe gantries.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Compressed Air Pipes (Mains)Notes: Whereas only the mains are rateable a reduction in diameter of the pipe does not indicate the end of the mains .It is usual to regard the end of the mains where the steel pipe changes to a flexible hose see photo two. Generally main pipes are colour coded light blue but they may be galvanised (silver grey) with a directional colour band at intervals.

Photo notes

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Photo1

Photo2

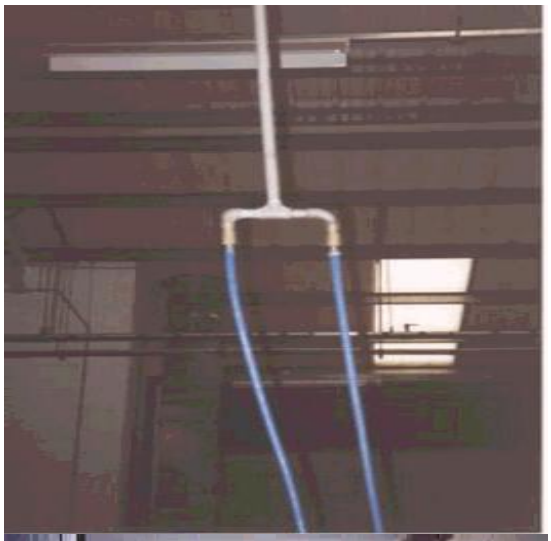

Photo3

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Generic Category	Air
CG Code	201C8A
Specific	Pipes
Descriptive	Receiver to Factory
Tech1	200mm diameter
Tech2	Excludes valves
Unit size	-
Unit of measurement	m
ERC	£147
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Pipes - Mains. Regard has to be had to the Class 1 pre- amble at (c) (iii). In the case of pneumatic power, the point where the mains supply ceases, excluding branch service piping connected with such main supply. The greater the distance from the air receiver the smaller the mains pipe becomes to avoid pressure loss i.e. it may reduce from 40 mm to 25 mm. Nevertheless this is still the main pipe. Branches are usually evident in that they are often flexible or non-steel pipes. Where systems are complex, runs are long and/or there are several off takes, non-return valves, etc. fitted.
Referencing details	The compressed air pipe colour is light blue and where pipes are galvanised (silver grey). Often a light blue bandage is put round the pipe stating what is in the pipe and the direction of flow. Where return and flow valves are installed the costs take account of this. Where details of pipe runs are poor and the pipe is of 65mm/100mm diameter with basic strap supports adopt 201C20 / 201C21 and assume length of 250m. Mains pipe can be between air compressor and air dryer / air receiver or the air receiver and the flexible branch. NOTE 1.Pipe diameter . 2.Length of main. 3.Between what? i.e. air receiver and flexible branch. 4.If valves are within pipe. 5.Age.
Cost information notes	It is likely that valves will be present in the larger mains around the air compressor and the receiver. No separate addition is required for small diameter bends but near air compressor where the pipe is 100 mm diam or greater, the cost is significant and details of the pipe dia. and number should be recorded. Where full details are not readily to hand to cost see item code 201C20 - 201C21 Where full details are known see 201C01 etc.
rateable element	List of Accessories 2(v) pipes, valves - if necessary to Class 1 or 2 rateable plant Class 1 (iii) up to and including the point where the main supply ends.
non rateable element	Class 1 (iii) any branch service piping connected with such main supply. Whole if not used in connection with Class 1 or 2 rateable plant.
Adjusted Plant and Machinery	Air compressor, air receiver, foundations, supports, pipe gantries.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Compressed Air Pipes (Mains)Notes: Whereas only the mains are rateable a reduction in diameter of the pipe does not indicate the end of the mains .It is usual to regard the end of the mains where the steel pipe changes to a flexible hose see photo two. Generally main pipes are colour coded light blue but they may be galvanised (silver grey) with a directional colour band at intervals.

Photo notes

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Photo1

Photo2

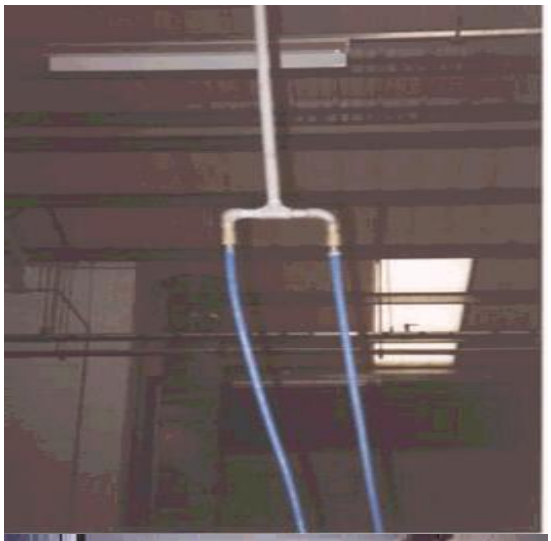

Photo3

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Generic Category	Air
CG Code	201CA1
Specific	Pipes
Descriptive	Receiver to Factory
Tech1	100mm diameter
Tech2	Excludes valves
Unit size	-
Unit of measurement	m
ERC	£89
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Pipes - Mains. Regard has to be had to the Class 1 pre- amble at (c) (iii). In the case of pneumatic power, the point where the mains supply ceases, excluding branch service piping connected with such main supply. The greater the distance from the air receiver the smaller the mains pipe becomes to avoid pressure loss i.e. it may reduce from 40 mm to 25 mm. Nevertheless this is still the main pipe. Branches are usually evident in that they are often flexible or non-steel pipes. Where systems are complex, runs are long and/or there are several off takes, non-return valves, etc. fitted.
Referencing details	The compressed air pipe colour is light blue and where pipes are galvanised (silver grey). Often a light blue bandage is put round the pipe stating what is in the pipe and the direction of flow. Where return and flow valves are installed the costs take account of this. Where details of pipe runs are poor and the pipe is of 65mm/100mm diameter with basic strap supports adopt 201C20 / 201C21 and assume length of 250m. Mains pipe can be between air compressor and air dryer / air receiver or the air receiver and the flexible branch. NOTE 1.Pipe diameter . 2.Length of main. 3.Between what? i.e. air receiver and flexible branch. 4.If valves are within pipe. 5.Age.
Cost information notes	It is likely that valves will be present in the larger mains around the air compressor and the receiver. No separate addition is required for small diameter bends but near air compressor where the pipe is 100 mm diam or greater, the cost is significant and details of the pipe dia. and number should be recorded. Where full details are not readily to hand to cost see item code 201C20 - 201C21 Where full details are known see 201C01 etc.
rateable element	List of Accessories 2(v) pipes, valves - if necessary to Class 1 or 2 rateable plant Class 1 (iii) up to and including the point where the main supply ends.
non rateable element	Class 1 (iii) any branch service piping connected with such main supply. Whole if not used in connection with Class 1 or 2 rateable plant.
Adjusted Plant and Machinery	Air compressor, air receiver, foundations, supports, pipe gantries.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

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Variations

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Photo description

Compressed Air Pipes (Mains)Notes: Whereas only the mains are rateable a reduction in diameter of the pipe does not indicate the end of the mains .It is usual to regard the end of the mains where the steel pipe changes to a flexible hose see photo two. Generally main pipes are colour coded light blue but they may be galvanised (silver grey) with a directional colour band at intervals.

Photo notes

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Photo1

Photo2

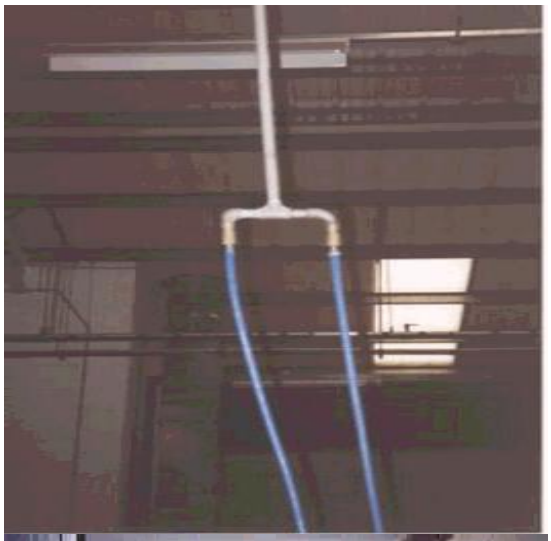

Photo3

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Generic Category	Air
CG Code	201CA11
Specific	Pipes
Descriptive	Receiver to Factory
Tech1	250mm diameter
Tech2	Excludes valves
Unit size	-
Unit of measurement	m
ERC	£188
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Pipes - Mains. Regard has to be had to the Class 1 pre- amble at (c) (iii). In the case of pneumatic power, the point where the mains supply ceases, excluding branch service piping connected with such main supply. The greater the distance from the air receiver the smaller the mains pipe becomes to avoid pressure loss i.e. it may reduce from 40 mm to 25 mm. Nevertheless this is still the main pipe. Branches are usually evident in that they are often flexible or non-steel pipes. Where systems are complex, runs are long and/or there are several off takes, non-return valves, etc. fitted.
Referencing details	The compressed air pipe colour is light blue and where pipes are galvanised (silver grey). Often a light blue bandage is put round the pipe stating what is in the pipe and the direction of flow. Where return and flow valves are installed the costs take account of this. Where details of pipe runs are poor and the pipe is of 65mm/100mm diameter with basic strap supports adopt 201C20 / 201C21 and assume length of 250m. Mains pipe can be between air compressor and air dryer / air receiver or the air receiver and the flexible branch. NOTE 1.Pipe diameter . 2.Length of main. 3.Between what? i.e. air receiver and flexible branch. 4.If valves are within pipe. 5.Age.
Cost information notes	It is likely that valves will be present in the larger mains around the air compressor and the receiver. No separate addition is required for small diameter bends but near air compressor where the pipe is 100 mm diam or greater, the cost is significant and details of the pipe dia. and number should be recorded. Where full details are not readily to hand to cost see item code 201C20 - 201C21 Where full details are known see 201C01 etc.
rateable element	List of Accessories 2(v) pipes, valves - if necessary to Class 1 or 2 rateable plant Class 1 (iii) up to and including the point where the main supply ends.
non rateable element	Class 1 (iii) any branch service piping connected with such main supply. Whole if not used in connection with Class 1 or 2 rateable plant.
Adjusted Plant and Machinery	Air compressor, air receiver, foundations, supports, pipe gantries.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

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Variations

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Photo description

Compressed Air Pipes (Mains)Notes: Whereas only the mains are rateable a reduction in diameter of the pipe does not indicate the end of the mains .It is usual to regard the end of the mains where the steel pipe changes to a flexible hose see photo two. Generally main pipes are colour coded light blue but they may be galvanised (silver grey) with a directional colour band at intervals.

Photo notes

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Photo1

Photo2

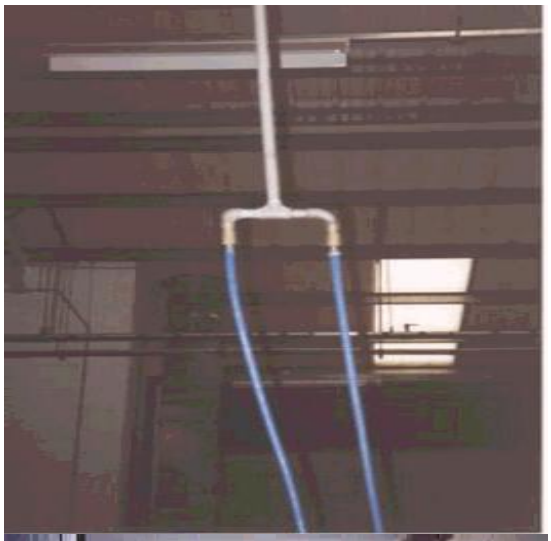

Photo3

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Generic Category	Air
CG Code	201CA5
Specific	Pipes
Descriptive	Receiver to Factory
Tech1	150mm diameter
Tech2	Excludes valves
Unit size	-
Unit of measurement	m
ERC	£110
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Pipes - Mains. Regard has to be had to the Class 1 pre- amble at (c) (iii). In the case of pneumatic power, the point where the mains supply ceases, excluding branch service piping connected with such main supply. The greater the distance from the air receiver the smaller the mains pipe becomes to avoid pressure loss i.e. it may reduce from 40 mm to 25 mm. Nevertheless this is still the main pipe. Branches are usually evident in that they are often flexible or non-steel pipes. Where systems are complex, runs are long and/or there are several off takes, non-return valves, etc. fitted.
Referencing details	The compressed air pipe colour is light blue and where pipes are galvanised (silver grey). Often a light blue bandage is put round the pipe stating what is in the pipe and the direction of flow. Where return and flow valves are installed the costs take account of this. Where details of pipe runs are poor and the pipe is of 65mm/100mm diameter with basic strap supports adopt 201C20 / 201C21 and assume length of 250m. Mains pipe can be between air compressor and air dryer / air receiver or the air receiver and the flexible branch. NOTE 1.Pipe diameter . 2.Length of main. 3.Between what? i.e. air receiver and flexible branch. 4.If valves are within pipe. 5.Age.
Cost information notes	It is likely that valves will be present in the larger mains around the air compressor and the receiver. No separate addition is required for small diameter bends but near air compressor where the pipe is 100 mm diam or greater, the cost is significant and details of the pipe dia. and number should be recorded. Where full details are not readily to hand to cost see item code 201C20 - 201C21 Where full details are known see 201C01 etc.
rateable element	List of Accessories 2(v) pipes, valves - if necessary to Class 1 or 2 rateable plant Class 1 (iii) up to and including the point where the main supply ends.
non rateable element	Class 1 (iii) any branch service piping connected with such main supply. Whole if not used in connection with Class 1 or 2 rateable plant.
Adjusted Plant and Machinery	Air compressor, air receiver, foundations, supports, pipe gantries.
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Variations

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Photo description

Compressed Air Pipes (Mains)Notes: Whereas only the mains are rateable a reduction in diameter of the pipe does not indicate the end of the mains .It is usual to regard the end of the mains where the steel pipe changes to a flexible hose see photo two. Generally main pipes are colour coded light blue but they may be galvanised (silver grey) with a directional colour band at intervals.

Photo notes

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Photo1

Photo2

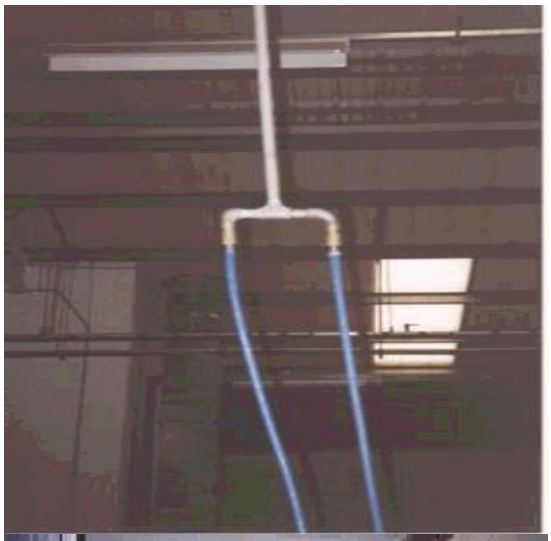

Photo3

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Generic Category	Air
CG Code	201C03
Specific	Pipes
Descriptive	Weld bends
Tech1	100mm diameter
Tech2	Includes check valves
Unit size	-
Unit of measurement	Each
ERC	£152
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Pipes - Mains. Regard has to be had to the Class 1 pre- amble at (c) (iii). In the case of pneumatic power, the point where the mains supply ceases, excluding branch service piping connected with such main supply. The greater the distance from the air receiver the smaller the mains pipe becomes to avoid pressure loss i.e. it may reduce from 40 mm to 25 mm. Nevertheless this is still the main pipe. Branches are usually evident in that they are often flexible or non-steel pipes. Where systems are complex, runs are long and/or there are several off takes, non-return valves, etc. fitted.
Referencing details	The compressed air pipe colour is light blue and where pipes are galvanised (silver grey). Often a light blue bandage is put round the pipe stating what is in the pipe and the direction of flow. Where return and flow valves are installed the costs take account of this. Where details of pipe runs are poor and the pipe is of 65mm/100mm diameter with basic strap supports adopt 201C20 / 201C21 and assume length of 250m. Mains pipe can be between air compressor and air dryer / air receiver or the air receiver and the flexible branch. NOTE 1.Pipe diameter . 2.Length of main. 3.Between what? i.e. air receiver and flexible branch. 4.If valves are within pipe. 5.Age.
Cost information notes	It is likely that valves will be present in the larger mains around the air compressor and the receiver. No separate addition is required for small diameter bends but near air compressor where the pipe is 100 mm diam or greater, the cost is significant and details of the pipe dia. and number should be recorded. Where full details are not readily to hand to cost see item code 201C20 - 201C21 Where full details are known see 201C01 etc.
rateable element	List of Accessories 2(v) pipes, valves - if necessary to Class 1 or 2 rateable plant Class 1 (iii) up to and including the point where the main supply ends.
non rateable element	Class 1 (iii) any branch service piping connected with such main supply. Whole if not used in connection with Class 1 or 2 rateable plant.
Adjusted Plant and Machinery	Air compressor, air receiver, foundations, supports, pipe gantries.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Compressed Air Pipes (Mains)Notes: Whereas only the mains are rateable a reduction in diameter of the pipe does not indicate the end of the mains .It is usual to regard the end of the mains where the steel pipe changes to a flexible hose see photo two. Generally main pipes are colour coded light blue but they may be galvanised (silver grey) with a directional colour band at intervals.

Photo notes

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Photo1

Photo2

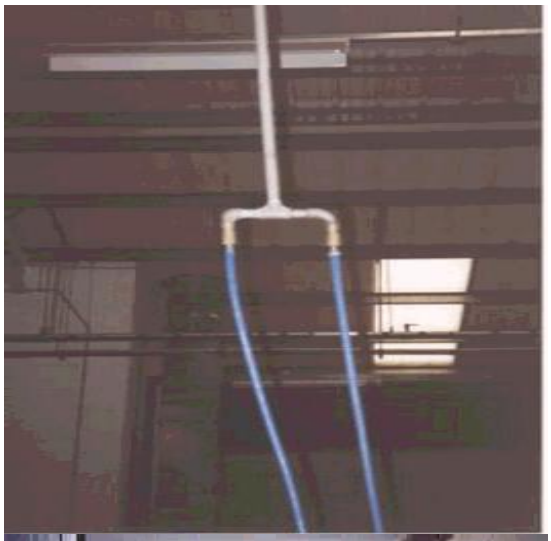

Photo3

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Generic Category	Air
CG Code	201C06
Specific	Pipes
Descriptive	Weld bends
Tech1	150mm diameter
Tech2	Includes check valves
Unit size	-
Unit of measurement	Each
ERC	£214
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Pipes - Mains. Regard has to be had to the Class 1 pre- amble at (c) (iii). In the case of pneumatic power, the point where the mains supply ceases, excluding branch service piping connected with such main supply. The greater the distance from the air receiver the smaller the mains pipe becomes to avoid pressure loss i.e. it may reduce from 40 mm to 25 mm. Nevertheless this is still the main pipe. Branches are usually evident in that they are often flexible or non-steel pipes. Where systems are complex, runs are long and/or there are several off takes, non-return valves, etc. fitted.
Referencing details	The compressed air pipe colour is light blue and where pipes are galvanised (silver grey). Often a light blue bandage is put round the pipe stating what is in the pipe and the direction of flow. Where return and flow valves are installed the costs take account of this. Where details of pipe runs are poor and the pipe is of 65mm/100mm diameter with basic strap supports adopt 201C20 / 201C21 and assume length of 250m. Mains pipe can be between air compressor and air dryer / air receiver or the air receiver and the flexible branch. NOTE 1.Pipe diameter . 2.Length of main. 3.Between what? i.e. air receiver and flexible branch. 4.If valves are within pipe. 5.Age.
Cost information notes	It is likely that valves will be present in the larger mains around the air compressor and the receiver. No separate addition is required for small diameter bends but near air compressor where the pipe is 100 mm diam or greater, the cost is significant and details of the pipe dia. and number should be recorded. Where full details are not readily to hand to cost see item code 201C20 - 201C21 Where full details are known see 201C01 etc.
rateable element	List of Accessories 2(v) pipes, valves - if necessary to Class 1 or 2 rateable plant Class 1 (iii) up to and including the point where the main supply ends.
non rateable element	Class 1 (iii) any branch service piping connected with such main supply. Whole if not used in connection with Class 1 or 2 rateable plant.
Adjusted Plant and Machinery	Air compressor, air receiver, foundations, supports, pipe gantries.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Compressed Air Pipes (Mains)Notes: Whereas only the mains are rateable a reduction in diameter of the pipe does not indicate the end of the mains. It is usual to regard the end of the mains where the steel pipe changes to a flexible hose see photo two. Generally main pipes are colour coded light blue but they may be galvanised (silver grey) with a directional colour band at intervals.
Photo notes	-
Photo1	

Photo2

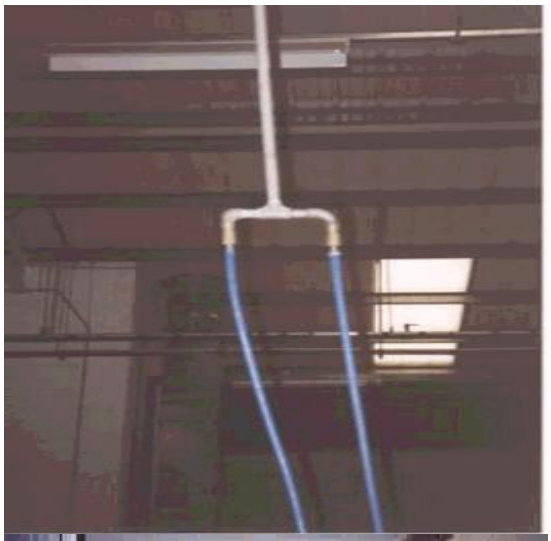

Photo3

Back

Generic Category	Air
CG Code	201C09
Specific	Pipes
Descriptive	Weld bends
Tech1	200mm diameter
Tech2	Includes check valves
Unit size	-
Unit of measurement	Each
ERC	£292
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Pipes - Mains. Regard has to be had to the Class 1 pre- amble at (c) (iii). In the case of pneumatic power, the point where the mains supply ceases, excluding branch service piping connected with such main supply. The greater the distance from the air receiver the smaller the mains pipe becomes to avoid pressure loss i.e. it may reduce from 40 mm to 25 mm. Nevertheless this is still the main pipe. Branches are usually evident in that they are often flexible or non-steel pipes. Where systems are complex, runs are long and/or there are several off takes, non-return valves, etc. fitted.
Referencing details	The compressed air pipe colour is light blue and where pipes are galvanised (silver grey). Often a light blue bandage is put round the pipe stating what is in the pipe and the direction of flow. Where return and flow valves are installed the costs take account of this. Where details of pipe runs are poor and the pipe is of 65mm/100mm diameter with basic strap supports adopt 201C20 / 201C21 and assume length of 250m. Mains pipe can be between air compressor and air dryer / air receiver or the air receiver and the flexible branch. NOTE 1.Pipe diameter . 2.Length of main. 3.Between what? i.e. air receiver and flexible branch. 4.If valves are within pipe. 5.Age.
Cost information notes	It is likely that valves will be present in the larger mains around the air compressor and the receiver. No separate addition is required for small diameter bends but near air compressor where the pipe is 100 mm diam or greater, the cost is significant and details of the pipe dia. and number should be recorded. Where full details are not readily to hand to cost see item code 201C20 - 201C21 Where full details are known see 201C01 etc.
rateable element	List of Accessories 2(v) pipes, valves - if necessary to Class 1 or 2 rateable plant Class 1 (iii) up to and including the point where the main supply ends.
non rateable element	Class 1 (iii) any branch service piping connected with such main supply. Whole if not used in connection with Class 1 or 2 rateable plant.
Adjusted Plant and Machinery	Air compressor, air receiver, foundations, supports, pipe gantries.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Compressed Air Pipes (Mains)Notes: Whereas only the mains are rateable a reduction in diameter of the pipe does not indicate the end of the mains. It is usual to regard the end of the mains where the steel pipe changes to a flexible hose see photo two. Generally main pipes are colour coded light blue but they may be galvanised (silver grey) with a directional colour band at intervals.
Photo notes	-
Photo1	

Photo2

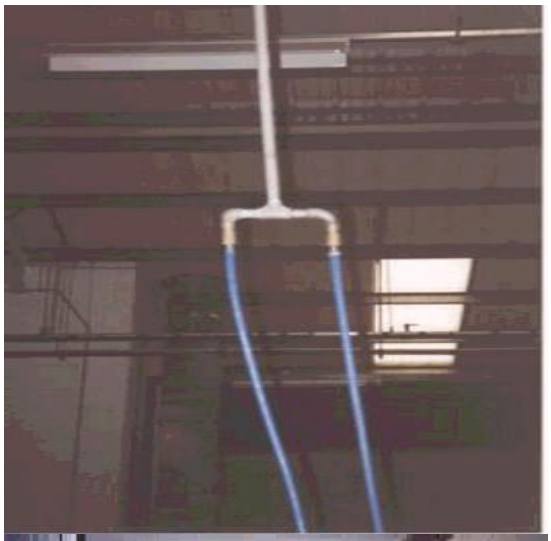

Photo3

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Generic Category	Air
CG Code	201C12
Specific	Pipes
Descriptive	Weld bends
Tech1	250mm diameter
Tech2	Includes check valves
Unit size	-
Unit of measurement	Each
ERC	£417
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Air Pipes - Mains. Regard has to be had to the Class 1 pre- amble at (c) (iii). In the case of pneumatic power, the point where the mains supply ceases, excluding branch service piping connected with such main supply. The greater the distance from the air receiver the smaller the mains pipe becomes to avoid pressure loss i.e. it may reduce from 40 mm to 25 mm. Nevertheless this is still the main pipe. Branches are usually evident in that they are often flexible or non-steel pipes. Where systems are complex, runs are long and/or there are several off takes, non-return valves, etc. fitted.
Referencing details	The compressed air pipe colour is light blue and where pipes are galvanised (silver grey). Often a light blue bandage is put round the pipe stating what is in the pipe and the direction of flow. Where return and flow valves are installed the costs take account of this. Where details of pipe runs are poor and the pipe is of 65mm/100mm diameter with basic strap supports adopt 201C20 / 201C21 and assume length of 250m. Mains pipe can be between air compressor and air dryer / air receiver or the air receiver and the flexible branch. NOTE 1.Pipe diameter . 2.Length of main. 3.Between what? i.e. air receiver and flexible branch. 4.If valves are within pipe. 5.Age.
Cost information notes	It is likely that valves will be present in the larger mains around the air compressor and the receiver. No separate addition is required for small diameter bends but near air compressor where the pipe is 100 mm diam or greater, the cost is significant and details of the pipe dia. and number should be recorded. Where full details are not readily to hand to cost see item code 201C20 - 201C21 Where full details are known see 201C01 etc.
rateable element	List of Accessories 2(v) pipes, valves - if necessary to Class 1 or 2 rateable plant Class 1 (iii) up to and including the point where the main supply ends.
non rateable element	Class 1 (iii) any branch service piping connected with such main supply. Whole if not used in connection with Class 1 or 2 rateable plant.
Adjusted Plant and Machinery	Air compressor, air receiver, foundations, supports, pipe gantries.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Compressed Air Pipes (Mains)Notes: Whereas only the mains are rateable a reduction in diameter of the pipe does not indicate the end of the mains .It is usual to regard the end of the mains where the steel pipe changes to a flexible hose see photo two. Generally main pipes are colour coded light blue but they may be galvanised (silver grey) with a directional colour band at intervals.

Photo notes

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Photo1

Photo2

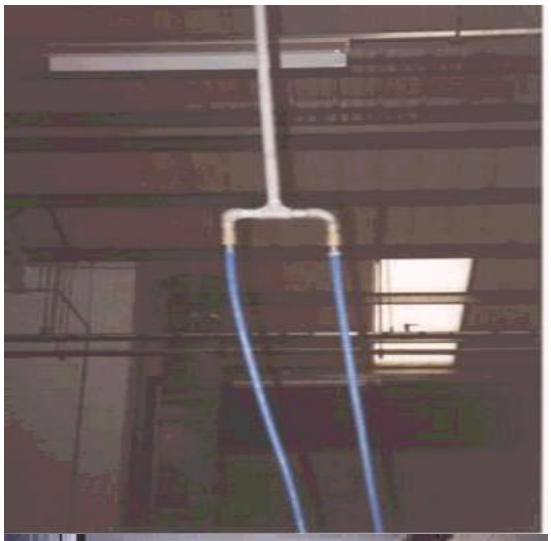

Photo3

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Generic Category	Air
CG Code	201B02
Specific	Receivers
Descriptive	10 Bar
Tech1	210 Litre
Tech2	0.457 dia x 1.2 height
Unit size	-
Unit of measurement	Each
ERC	£940
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	An air receiver is a storage cylinder for air at high pressure, it is made from a thick gauge of steel to withstand the pressure. It is situated after the air compressor and air dryer but before the machinery requiring compressed air. Larger sizes will require additional foundations due to their weight. A gauge showing the air pressure is usually attached and a plate will indicate the size / capacity and maximum safe working pressure in Bar.
Referencing details	Size does not matter as they are rated under list of accessories 2 (ii) or (v) Record 1. Pressure (bar) 2. Diameter 3. Height 4. Age Record if pressure gauge is attached and if concrete foundation is provided i.e. not just resting on factory floor.
Cost information notes	-
rateable element	Class 1 List of accessories 2(ii) storage cylinder (receiver) Class 1 List of accessories 2 (v) tank (receiver)
non rateable element	-
Adjusted Plant and Machinery	Air compressors, foundations, settings, dryers. Class 1 (list of accessories) (iii) main supply pipe, up to point where the main supply ceases.
Number of items adjusted	Assume painted finish, add 15% to cost for galvanised tanks.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical air receivers.
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Air
CG Code	201B04
Specific	Receivers
Descriptive	10 Bar
Tech1	500 Litre
Tech2	0.61 dia x 1.52 height
Unit size	-
Unit of measurement	Each
ERC	£1,485
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	An air receiver is a storage cylinder for air at high pressure, it is made from a thick gauge of steel to withstand the pressure. It is situated after the air compressor and air dryer but before the machinery requiring compressed air. Larger sizes will require additional foundations due to their weight. A gauge showing the air pressure is usually attached and a plate will indicate the size / capacity and maximum safe working pressure in Bar.
Referencing details	Size does not matter as they are rated under list of accessories 2 (ii) or (v) Record 1. Pressure (bar) 2. Diameter 3. Height 4. Age Record if pressure gauge is attached and if concrete foundation is provided i.e. not just resting on factory floor.
Cost information notes	-
rateable element	Class 1 List of accessories 2(ii) storage cylinder (receiver) Class 1 List of accessories 2 (v) tank (receiver)
non rateable element	-
Adjusted Plant and Machinery	Air compressors, foundations, settings, dryers. Class 1 (list of accessories) (iii) main supply pipe, up to point where the main supply ceases.
Number of items adjusted	Assume painted finish, add 15% to cost for galvanised tanks.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical air receivers.
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Air
CG Code	201B06
Specific	Receivers
Descriptive	10 Bar
Tech1	875 Litre
Tech2	0.76 dia x 1.68 height
Unit size	-
Unit of measurement	Each
ERC	£2,289
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	An air receiver is a storage cylinder for air at high pressure, it is made from a thick gauge of steel to withstand the pressure. It is situated after the air compressor and air dryer but before the machinery requiring compressed air. Larger sizes will require additional foundations due to their weight. A gauge showing the air pressure is usually attached and a plate will indicate the size / capacity and maximum safe working pressure in Bar.
Referencing details	Size does not matter as they are rated under list of accessories 2 (ii) or (v) Record 1. Pressure (bar) 2. Diameter 3. Height 4. Age Record if pressure gauge is attached and if concrete foundation is provided i.e. not just resting on factory floor.
Cost information notes	-
rateable element	Class 1 List of accessories 2(ii) storage cylinder (receiver) Class 1 List of accessories 2 (v) tank (receiver)
non rateable element	-
Adjusted Plant and Machinery	Air compressors, foundations, settings, dryers. Class 1 (list of accessories) (iii) main supply pipe, up to point where the main supply ceases.
Number of items adjusted	Assume painted finish, add 15% to cost for galvanised tanks.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical air receivers.
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Air
CG Code	201B08
Specific	Receivers
Descriptive	10 Bar
Tech1	2,000 Litre
Tech2	1.076 dia x 1.98 height
Unit size	-
Unit of measurement	Each
ERC	£3,837
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	An air receiver is a storage cylinder for air at high pressure, it is made from a thick gauge of steel to withstand the pressure. It is situated after the air compressor and air dryer but before the machinery requiring compressed air. Larger sizes will require additional foundations due to their weight. A gauge showing the air pressure is usually attached and a plate will indicate the size / capacity and maximum safe working pressure in Bar.
Referencing details	Size does not matter as they are rated under list of accessories 2 (ii) or (v) Record 1. Pressure (bar) 2. Diameter 3. Height 4. Age Record if pressure gauge is attached and if concrete foundation is provided i.e. not just resting on factory floor.
Cost information notes	-
rateable element	Class 1 List of accessories 2(ii) storage cylinder (receiver) Class 1 List of accessories 2 (v) tank (receiver)
non rateable element	-
Adjusted Plant and Machinery	Air compressors, foundations, settings, dryers. Class 1 (list of accessories) (iii) main supply pipe, up to point where the main supply ceases.
Number of items adjusted	Assume painted finish, add 15% to cost for galvanised tanks.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical air receivers.
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Air
CG Code	201B10
Specific	Receivers
Descriptive	10 Bar
Tech1	3,880 Litre
Tech2	1.219 dia x 3.00 height
Unit size	-
Unit of measurement	Each
ERC	£5,737
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	An air receiver is a storage cylinder for air at high pressure, it is made from a thick gauge of steel to withstand the pressure. It is situated after the air compressor and air dryer but before the machinery requiring compressed air. Larger sizes will require additional foundations due to their weight. A gauge showing the air pressure is usually attached and a plate will indicate the size / capacity and maximum safe working pressure in Bar.
Referencing details	Size does not matter as they are rated under list of accessories 2 (ii) or (v) Record 1. Pressure (bar) 2. Diameter 3. Height 4. Age Record if pressure gauge is attached and if concrete foundation is provided i.e. not just resting on factory floor.
Cost information notes	-
rateable element	Class 1 List of accessories 2(ii) storage cylinder (receiver) Class 1 List of accessories 2 (v) tank (receiver)
non rateable element	-
Adjusted Plant and Machinery	Air compressors, foundations, settings, dryers. Class 1 (list of accessories) (iii) main supply pipe, up to point where the main supply ceases.
Number of items adjusted	Assume painted finish, add 15% to cost for galvanised tanks.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical air receivers.
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Air
CG Code	201B12
Specific	Receivers
Descriptive	10 Bar
Tech1	5,650 Litre
Tech2	1.332 dia x 3.5 height
Unit size	-
Unit of measurement	Each
ERC	£9,616
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	An air receiver is a storage cylinder for air at high pressure, it is made from a thick gauge of steel to withstand the pressure. It is situated after the air compressor and air dryer but before the machinery requiring compressed air. Larger sizes will require additional foundations due to their weight. A gauge showing the air pressure is usually attached and a plate will indicate the size / capacity and maximum safe working pressure in Bar.
Referencing details	Size does not matter as they are rated under list of accessories 2 (ii) or (v) Record 1. Pressure (bar) 2. Diameter 3. Height 4. Age Record if pressure gauge is attached and if concrete foundation is provided i.e. not just resting on factory floor.
Cost information notes	-
rateable element	Class 1 List of accessories 2(ii) storage cylinder (receiver) Class 1 List of accessories 2 (v) tank (receiver)
non rateable element	-
Adjusted Plant and Machinery	Air compressors, foundations, settings, dryers. Class 1 (list of accessories) (iii) main supply pipe, up to point where the main supply ceases.
Number of items adjusted	Assume painted finish, add 15% to cost for galvanised tanks.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical air receivers.
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Air
CG Code	201B14
Specific	Receivers
Descriptive	10 Bar
Tech1	9,600 Litre
Tech2	1.676 dia x 4.00 height
Unit size	-
Unit of measurement	Each
ERC	£14,123
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	An air receiver is a storage cylinder for air at high pressure, it is made from a thick gauge of steel to withstand the pressure. It is situated after the air compressor and air dryer but before the machinery requiring compressed air. Larger sizes will require additional foundations due to their weight. A gauge showing the air pressure is usually attached and a plate will indicate the size / capacity and maximum safe working pressure in Bar.
Referencing details	Size does not matter as they are rated under list of accessories 2 (ii) or (v) Record 1. Pressure (bar) 2. Diameter 3. Height 4. Age Record if pressure gauge is attached and if concrete foundation is provided i.e. not just resting on factory floor.
Cost information notes	-
rateable element	Class 1 List of accessories 2(ii) storage cylinder (receiver) Class 1 List of accessories 2 (v) tank (receiver)
non rateable element	-
Adjusted Plant and Machinery	Air compressors, foundations, settings, dryers. Class 1 (list of accessories) (iii) main supply pipe, up to point where the main supply ceases.
Number of items adjusted	Assume painted finish, add 15% to cost for galvanised tanks.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical air receivers.
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Air
CG Code	201B16
Specific	Receivers
Descriptive	10 Bar
Tech1	16,670 Litre
Tech2	1.83 dia x 6.00 height
Unit size	-
Unit of measurement	Each
ERC	£27,027
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	An air receiver is a storage cylinder for air at high pressure, it is made from a thick gauge of steel to withstand the pressure. It is situated after the air compressor and air dryer but before the machinery requiring compressed air. Larger sizes will require additional foundations due to their weight. A gauge showing the air pressure is usually attached and a plate will indicate the size / capacity and maximum safe working pressure in Bar.
Referencing details	Size does not matter as they are rated under list of accessories 2 (ii) or (v) Record 1. Pressure (bar) 2. Diameter 3. Height 4. Age Record if pressure gauge is attached and if concrete foundation is provided i.e. not just resting on factory floor.
Cost information notes	-
rateable element	Class 1 List of accessories 2(ii) storage cylinder (receiver) Class 1 List of accessories 2 (v) tank (receiver)
non rateable element	-
Adjusted Plant and Machinery	Air compressors, foundations, settings, dryers. Class 1 (list of accessories) (iii) main supply pipe, up to point where the main supply ceases.
Number of items adjusted	Assume painted finish, add 15% to cost for galvanised tanks.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical air receivers.
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Air
CG Code	201B18
Specific	Receivers
Descriptive	10 Bar
Tech1	26,000 Litre
Tech2	2.29 dia x 6.00 height
Unit size	-
Unit of measurement	Each
ERC	£37,584
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	An air receiver is a storage cylinder for air at high pressure, it is made from a thick gauge of steel to withstand the pressure. It is situated after the air compressor and air dryer but before the machinery requiring compressed air. Larger sizes will require additional foundations due to their weight. A gauge showing the air pressure is usually attached and a plate will indicate the size / capacity and maximum safe working pressure in Bar.
Referencing details	Size does not matter as they are rated under list of accessories 2 (ii) or (v) Record 1. Pressure (bar) 2. Diameter 3. Height 4. Age Record if pressure gauge is attached and if concrete foundation is provided i.e. not just resting on factory floor.
Cost information notes	-
rateable element	Class 1 List of accessories 2(ii) storage cylinder (receiver) Class 1 List of accessories 2 (v) tank (receiver)
non rateable element	-
Adjusted Plant and Machinery	Air compressors, foundations, settings, dryers. Class 1 (list of accessories) (iii) main supply pipe, up to point where the main supply ceases.
Number of items adjusted	Assume painted finish, add 15% to cost for galvanised tanks.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical air receivers.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Air
CG Code	201B19
Specific	Receivers
Descriptive	10 Bar
Tech1	750 Litre
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£1,735
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	An air receiver is a storage cylinder for air at high pressure, it is made from a thick gauge of steel to withstand the pressure. It is situated after the air compressor and air dryer but before the machinery requiring compressed air. Larger sizes will require additional foundations due to their weight. A gauge showing the air pressure is usually attached and a plate will indicate the size / capacity and maximum safe working pressure in Bar.
Referencing details	Size does not matter as they are rated under list of accessories 2 (ii) or (v) Record 1. Pressure (bar) 2. Diameter 3. Height 4. Age Record if pressure gauge is attached and if concrete foundation is provided i.e. not just resting on factory floor.
Cost information notes	-
rateable element	Class 1 List of accessories 2(ii) storage cylinder (receiver) Class 1 List of accessories 2 (v) tank (receiver)
non rateable element	-
Adjusted Plant and Machinery	Air compressors, foundations, settings, dryers. Class 1 (list of accessories) (iii) main supply pipe, up to point where the main supply ceases.
Number of items adjusted	Assume painted finish, add 15% to cost for galvanised tanks.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical air receivers.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Air
CG Code	201B01
Specific	Receivers
Descriptive	7 Bar
Tech1	210 Litre
Tech2	0.457 dia x 1.2 height
Unit size	-
Unit of measurement	Each
ERC	£904
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	An air receiver is a storage cylinder for air at high pressure, it is made from a thick gauge of steel to withstand the pressure. It is situated after the air compressor and air dryer but before the machinery requiring compressed air. Larger sizes will require additional foundations due to their weight. A gauge showing the air pressure is usually attached and a plate will indicate the size / capacity and maximum safe working pressure in Bar.
Referencing details	Size does not matter as they are rated under list of accessories 2 (ii) or (v) Record 1. Pressure (bar) 2. Diameter 3. Height 4. Age Record if pressure gauge is attached and if concrete foundation is provided i.e. not just resting on factory floor.
Cost information notes	-
rateable element	Class 1 List of accessories 2(ii) storage cylinder (receiver) Class 1 List of accessories 2 (v) tank (receiver)
non rateable element	-
Adjusted Plant and Machinery	Air compressors, foundations, settings, dryers. Class 1 (list of accessories) (iii) main supply pipe, up to point where the main supply ceases.
Number of items adjusted	Assume painted finish, add 15% to cost for galvanised tanks.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical air receivers.
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Air
CG Code	201B03
Specific	Receivers
Descriptive	7 Bar
Tech1	500 Litre
Tech2	0.61 dia x 1.52 height
Unit size	-
Unit of measurement	Each
ERC	£1,361
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	An air receiver is a storage cylinder for air at high pressure, it is made from a thick gauge of steel to withstand the pressure. It is situated after the air compressor and air dryer but before the machinery requiring compressed air. Larger sizes will require additional foundations due to their weight. A gauge showing the air pressure is usually attached and a plate will indicate the size / capacity and maximum safe working pressure in Bar.
Referencing details	Size does not matter as they are rated under list of accessories 2 (ii) or (v) Record 1. Pressure (bar) 2. Diameter 3. Height 4. Age Record if pressure gauge is attached and if concrete foundation is provided i.e. not just resting on factory floor.
Cost information notes	-
rateable element	Class 1 List of accessories 2(ii) storage cylinder (receiver) Class 1 List of accessories 2 (v) tank (receiver)
non rateable element	-
Adjusted Plant and Machinery	Air compressors, foundations, settings, dryers. Class 1 (list of accessories) (iii) main supply pipe, up to point where the main supply ceases.
Number of items adjusted	Assume painted finish, add 15% to cost for galvanised tanks.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical air receivers.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Air
CG Code	201B05
Specific	Receivers
Descriptive	7 Bar
Tech1	875 Litre
Tech2	0.76 dia x 1.68 height
Unit size	-
Unit of measurement	Each
ERC	£1,980
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	An air receiver is a storage cylinder for air at high pressure, it is made from a thick gauge of steel to withstand the pressure. It is situated after the air compressor and air dryer but before the machinery requiring compressed air. Larger sizes will require additional foundations due to their weight. A gauge showing the air pressure is usually attached and a plate will indicate the size / capacity and maximum safe working pressure in Bar.
Referencing details	Size does not matter as they are rated under list of accessories 2 (ii) or (v) Record 1. Pressure (bar) 2. Diameter 3. Height 4. Age Record if pressure gauge is attached and if concrete foundation is provided i.e. not just resting on factory floor.
Cost information notes	-
rateable element	Class 1 List of accessories 2(ii) storage cylinder (receiver) Class 1 List of accessories 2 (v) tank (receiver)
non rateable element	-
Adjusted Plant and Machinery	Air compressors, foundations, settings, dryers. Class 1 (list of accessories) (iii) main supply pipe, up to point where the main supply ceases.
Number of items adjusted	Assume painted finish, add 15% to cost for galvanised tanks.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical air receivers.
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Air
CG Code	201B07
Specific	Receivers
Descriptive	7 Bar
Tech1	2,000 Litre
Tech2	1.076 dia x 1.98 height
Unit size	-
Unit of measurement	Each
ERC	£3,218
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	An air receiver is a storage cylinder for air at high pressure, it is made from a thick gauge of steel to withstand the pressure. It is situated after the air compressor and air dryer but before the machinery requiring compressed air. Larger sizes will require additional foundations due to their weight. A gauge showing the air pressure is usually attached and a plate will indicate the size / capacity and maximum safe working pressure in Bar.
Referencing details	Size does not matter as they are rated under list of accessories 2 (ii) or (v) Record 1. Pressure (bar) 2. Diameter 3. Height 4. Age Record if pressure gauge is attached and if concrete foundation is provided i.e. not just resting on factory floor.
Cost information notes	-
rateable element	Class 1 List of accessories 2(ii) storage cylinder (receiver) Class 1 List of accessories 2 (v) tank (receiver)
non rateable element	-
Adjusted Plant and Machinery	Air compressors, foundations, settings, dryers. Class 1 (list of accessories) (iii) main supply pipe, up to point where the main supply ceases.
Number of items adjusted	Assume painted finish, add 15% to cost for galvanised tanks.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical air receivers.
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Air
CG Code	201B09
Specific	Receivers
Descriptive	7 Bar
Tech1	3,880 Litre
Tech2	1.219 dia x 3.00 height
Unit size	-
Unit of measurement	Each
ERC	£5,105
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	An air receiver is a storage cylinder for air at high pressure, it is made from a thick gauge of steel to withstand the pressure. It is situated after the air compressor and air dryer but before the machinery requiring compressed air. Larger sizes will require additional foundations due to their weight. A gauge showing the air pressure is usually attached and a plate will indicate the size / capacity and maximum safe working pressure in Bar.
Referencing details	Size does not matter as they are rated under list of accessories 2 (ii) or (v) Record 1. Pressure (bar) 2. Diameter 3. Height 4. Age Record if pressure gauge is attached and if concrete foundation is provided i.e. not just resting on factory floor.
Cost information notes	-
rateable element	Class 1 List of accessories 2(ii) storage cylinder (receiver) Class 1 List of accessories 2 (v) tank (receiver)
non rateable element	-
Adjusted Plant and Machinery	Air compressors, foundations, settings, dryers. Class 1 (list of accessories) (iii) main supply pipe, up to point where the main supply ceases.
Number of items adjusted	Assume painted finish, add 15% to cost for galvanised tanks.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical air receivers.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Air
CG Code	201B11
Specific	Receivers
Descriptive	7 Bar
Tech1	5,650 Litre
Tech2	1.332 dia x 3.5 height
Unit size	-
Unit of measurement	Each
ERC	£8,558
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	An air receiver is a storage cylinder for air at high pressure, it is made from a thick gauge of steel to withstand the pressure. It is situated after the air compressor and air dryer but before the machinery requiring compressed air. Larger sizes will require additional foundations due to their weight. A gauge showing the air pressure is usually attached and a plate will indicate the size / capacity and maximum safe working pressure in Bar.
Referencing details	Size does not matter as they are rated under list of accessories 2 (ii) or (v) Record 1. Pressure (bar) 2. Diameter 3. Height 4. Age Record if pressure gauge is attached and if concrete foundation is provided i.e. not just resting on factory floor.
Cost information notes	-
rateable element	Class 1 List of accessories 2(ii) storage cylinder (receiver) Class 1 List of accessories 2 (v) tank (receiver)
non rateable element	-
Adjusted Plant and Machinery	Air compressors, foundations, settings, dryers. Class 1 (list of accessories) (iii) main supply pipe, up to point where the main supply ceases.
Number of items adjusted	Assume painted finish, add 15% to cost for galvanised tanks.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical air receivers.
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Air
CG Code	201B13
Specific	Receivers
Descriptive	7 Bar
Tech1	9,600 Litre
Tech2	1.676 dia x 4.00 height
Unit size	-
Unit of measurement	Each
ERC	£12,570
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	An air receiver is a storage cylinder for air at high pressure, it is made from a thick gauge of steel to withstand the pressure. It is situated after the air compressor and air dryer but before the machinery requiring compressed air. Larger sizes will require additional foundations due to their weight. A gauge showing the air pressure is usually attached and a plate will indicate the size / capacity and maximum safe working pressure in Bar.
Referencing details	Size does not matter as they are rated under list of accessories 2 (ii) or (v) Record 1. Pressure (bar) 2. Diameter 3. Height 4. Age Record if pressure gauge is attached and if concrete foundation is provided i.e. not just resting on factory floor.
Cost information notes	-
rateable element	Class 1 List of accessories 2(ii) storage cylinder (receiver) Class 1 List of accessories 2 (v) tank (receiver)
non rateable element	-
Adjusted Plant and Machinery	Air compressors, foundations, settings, dryers. Class 1 (list of accessories) (iii) main supply pipe, up to point where the main supply ceases.
Number of items adjusted	Assume painted finish, add 15% to cost for galvanised tanks.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical air receivers.
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Air
CG Code	201B15
Specific	Receivers
Descriptive	7 Bar
Tech1	16,670 Litre
Tech2	1.83 dia x 6.00 height
Unit size	-
Unit of measurement	Each
ERC	£24,054
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	An air receiver is a storage cylinder for air at high pressure, it is made from a thick gauge of steel to withstand the pressure. It is situated after the air compressor and air dryer but before the machinery requiring compressed air. Larger sizes will require additional foundations due to their weight. A gauge showing the air pressure is usually attached and a plate will indicate the size / capacity and maximum safe working pressure in Bar.
Referencing details	Size does not matter as they are rated under list of accessories 2 (ii) or (v) Record 1. Pressure (bar) 2. Diameter 3. Height 4. Age Record if pressure gauge is attached and if concrete foundation is provided i.e. not just resting on factory floor.
Cost information notes	-
rateable element	Class 1 List of accessories 2(ii) storage cylinder (receiver) Class 1 List of accessories 2 (v) tank (receiver)
non rateable element	-
Adjusted Plant and Machinery	Air compressors, foundations, settings, dryers. Class 1 (list of accessories) (iii) main supply pipe, up to point where the main supply ceases.
Number of items adjusted	Assume painted finish, add 15% to cost for galvanised tanks.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical air receivers.
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Air
CG Code	201B17
Specific	Receivers
Descriptive	7 Bar
Tech1	26,000 Litre
Tech2	2.29 dia x 6.00 height
Unit size	-
Unit of measurement	Each
ERC	£33,450
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	An air receiver is a storage cylinder for air at high pressure, it is made from a thick gauge of steel to withstand the pressure. It is situated after the air compressor and air dryer but before the machinery requiring compressed air. Larger sizes will require additional foundations due to their weight. A gauge showing the air pressure is usually attached and a plate will indicate the size / capacity and maximum safe working pressure in Bar.
Referencing details	Size does not matter as they are rated under list of accessories 2 (ii) or (v) Record 1. Pressure (bar) 2. Diameter 3. Height 4. Age Record if pressure gauge is attached and if concrete foundation is provided i.e. not just resting on factory floor.
Cost information notes	-
rateable element	Class 1 List of accessories 2(ii) storage cylinder (receiver) Class 1 List of accessories 2 (v) tank (receiver)
non rateable element	-
Adjusted Plant and Machinery	Air compressors, foundations, settings, dryers. Class 1 (list of accessories) (iii) main supply pipe, up to point where the main supply ceases.
Number of items adjusted	Assume painted finish, add 15% to cost for galvanised tanks.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical air receivers.
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Air Conditioning
CG Code	217A07
Specific	Cassettes
Descriptive	Cooling and heating
Tech1	13.7kw Cooling and 15.5kw heating
Tech2	No Fresh Air Provision
Unit size	Each unit has label with cooling capacity rating in KW
Unit of measurement	Each
ERC	£6,807
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Indoor unit (evaporator) and out door unit (condenser) considered as one system. Indoor unit can be ceiling mounted or wall hung with local / wall hung controller. Outdoor unit to be wall hung or floor/roof mounted with inter connecting refrigerant piping and electrical cabling with local isolator. Indoor unit to have pumped or gravity flow condensate water connected to a drain or wall discharge.
Referencing details	Record the number of indoor/outdoor units, capacity (from name plate) and locations.
Cost information notes	Cost includes the indoor unit, outdoor unit, all pipes, wiring and controller.
rateable element	Class 2 table 2(b) with accessories listed.
non rateable element	-
Adjusted Plant and Machinery	Other services like Fans, AHU, cabling, piping.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Ceiling or wall hung indoor unit. Wall, roof or floor mounted external unit.

Photo description	Photo 1: Wall mounted unit. Photo 2: Ceiling cassette. Photo 3: External unit/condenser, wall hung.
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Air Conditioning
CG Code	217A09
Specific	Cassettes
Descriptive	Cooling and heating
Tech1	21.7kw
Tech2	No Fresh Air Provision
Unit size	Each unit has label with cooling capacity rating in KW
Unit of measurement	Each
ERC	£18,260
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Indoor unit (evaporator) and out door unit (condenser) considered as one system. Indoor unit can be ceiling mounted or wall hung with local / wall hung controller. Outdoor unit to be wall hung or floor/roof mounted with inter connecting refrigerant piping and electrical cabling with local isolator. Indoor unit to have pumped or gravity flow condensate water connected to a drain or wall discharge.
Referencing details	Record the number of indoor/outdoor units, capacity (from name plate) and locations.
Cost information notes	Cost includes the indoor unit, outdoor unit, all pipes, wiring and controller.
rateable element	Class 2 table 2(b) with accessories listed.
non rateable element	-
Adjusted Plant and Machinery	Other services like Fans, AHU, cabling, piping.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Ceiling or wall hung indoor unit. Wall, roof or floor mounted external unit.

Photo description	Photo 1: Wall mounted unit. Photo 2: Ceiling cassette. Photo 3: External unit/condenser, wall hung.
Photo notes	-
Photo1	
Photo2	
Photo3	

Back

Generic Category	Air Conditioning
CG Code	217A12
Specific	Cassettes
Descriptive	Cooling and heating
Tech1	13.7kw Cooling and 15.5kw Heating
Tech2	With Fresh Air Provision
Unit size	Each unit has label with cooling capacity rating in KW
Unit of measurement	Each
ERC	£26,900
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Indoor unit (evaporator) and out door unit (condenser) considered as one system. Indoor unit can be ceiling mounted or wall hung with local / wall hung controller. Outdoor unit to be wall hung or floor/roof mounted with inter connecting refrigerant piping and electrical cabling with local isolator. Indoor unit to have pumped or gravity flow condensate water connected to a drain or wall discharge.
Referencing details	Record the number of indoor/outdoor units, capacity (from name plate) and locations.
Cost information notes	Cost includes the indoor unit, outdoor unit, all pipes, control wiring and controller.
rateable element	Class 2 table 2(b) with accessories listed.
non rateable element	-
Adjusted Plant and Machinery	Other services like Fans, AHU, cabling, piping.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Ceiling indoor unit. Wall, roof or floor mounted external unit.

Photo description Photo shows the indoor unit, outdoor unit and controller

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Air Conditioning
CG Code	217A13
Specific	Cassettes
Descriptive	Cooling and heating
Tech1	21.7KW Cooling and 24.9KW Heating
Tech2	With Fresh Air Provision
Unit size	Each unit has label with cooling capacity rating in KW
Unit of measurement	Each
ERC	£34,547
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Indoor unit (evaporator) and out door unit (condenser) considered as one system. Indoor unit can be ceiling mounted or wall hung with local / wall hung controller. Outdoor unit to be wall hung or floor/roof mounted with inter connecting refrigerant piping and electrical cabling with local isolator. Indoor unit to have pumped or gravity flow condensate water connected to a drain or wall discharge.
Referencing details	Record the number of indoor/outdoor units, capacity (from name plate) and locations.
Cost information notes	Cost includes the indoor unit, outdoor unit, all pipes, control wiring and controller.
rateable element	Class 2 table 2(b) with accessories listed.
non rateable element	-
Adjusted Plant and Machinery	Other services like Fans, AHU, cabling, piping.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Ceiling indoor unit. Wall, roof or floor mounted external unit.

Photo description Photo shows the indoor unit, outdoor unit and controller

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Air Conditioning
CG Code	217A02
Specific	Cassettes
Descriptive	Cooling Only
Tech1	7.2kw
Tech2	No Fresh Air Provision
Unit size	Each unit has label with cooling capacity rating in KW
Unit of measurement	Each
ERC	£5,337
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Indoor unit (evaporator) and out door unit (condenser) considered as one system. Indoor unit can be ceiling mounted or wall hung with local / wall hung controller. Outdoor unit to be wall hung or floor/roof mounted with inter connecting refrigerant piping and electrical cabling with local isolator. Indoor unit to have pumped or gravity flow condensate water connected to a drain or wall discharge.
Referencing details	Record the number of indoor/outdoor units, capacity (from name plate) and locations. Typical area cover to be approximately 50 sq.m but make a record on actual area coverage on site.
Cost information notes	Cost includes the indoor unit, outdoor unit, all pipes, wiring and controller.
rateable element	Class 2 table 2(b) with accessories listed.
non rateable element	-
Adjusted Plant and Machinery	Other services like Fans, AHU, cabling, piping.
Number of items adjusted	Varies
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations	Ceiling or wall hung indoor unit. Wall, roof or floor mounted external unit.
Photo description	Photo 1: Wall mounted unit. Photo 2: Ceiling cassette. Photo 3: External unit/condenser, wall hung.
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Air Conditioning
CG Code	217A05
Specific	Cassettes
Descriptive	Cooling Only
Tech1	25kw
Tech2	No Fresh Air Provision
Unit size	-
Unit of measurement	Each
ERC	£12,314
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Indoor unit (evaporator) and out door unit (condenser) considered as one system. Indoor unit can be ceiling mounted or wall hung with local / wall hung controller. Outdoor unit to be wall hung or floor/roof mounted with inter connecting refrigerant piping and electrical cabling with local isolator. Indoor unit to have pumped or gravity flow condensate water connected to a drain or wall discharge.
Referencing details	Record the number of indoor/outdoor units, capacity (from name plate) and locations.
Cost information notes	Cost includes the indoor unit, outdoor unit, all pipes, wiring and controller.
rateable element	Class 2 table 2(b) with accessories listed.
non rateable element	-
Adjusted Plant and Machinery	Other services like Fans, AHU, cabling, piping.
Number of items adjusted	Varies
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Ceiling or wall hung indoor unit. Wall, roof or floor mounted external unit.

Photo description	Photo 1: Wall mounted unit. Photo 2: Ceiling cassette. Photo 3: External unit/condenser, wall hung.
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Air Conditioning
CG Code	217A10
Specific	Cassettes
Descriptive	Cooling Only
Tech1	7.2kw
Tech2	With Fresh Air Provision
Unit size	Each unit has label with cooling capacity rating in KW
Unit of measurement	Each
ERC	£16,099
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Indoor unit (evaporator) and out door unit (condenser) considered as one system. Indoor unit can be ceiling mounted or wall hung with local / wall hung controller. Outdoor unit to be wall hung or floor/roof mounted with inter connecting refrigerant piping and electrical cabling with local isolator. Indoor unit to have pumped or gravity flow condensate water connected to a drain or wall discharge.
Referencing details	Record the number of indoor/outdoor units, capacity (from name plate) and locations.
Cost information notes	Cost includes the indoor unit, outdoor unit, all pipes, control wiring and controller.
rateable element	Class 2 table 2(b) with accessories listed.
non rateable element	-
Adjusted Plant and Machinery	Other services like Fans, AHU, cabling, piping.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Ceiling indoor unit. Wall, roof or floor mounted external unit.

Photo description Photo shows the indoor unit, outdoor unit and controller

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Air Conditioning
CG Code	217A11
Specific	Cassettes
Descriptive	Cooling Only
Tech1	25kw
Tech2	With Fresh Air Provision
Unit size	Each unit has label with cooling capacity rating in KW
Unit of measurement	Each
ERC	£36,560
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Indoor unit (evaporator) and out door unit (condenser) considered as one system. Indoor unit can be ceiling mounted or wall hung with local / wall hung controller. Outdoor unit to be wall hung or floor/roof mounted with inter connecting refrigerant piping and electrical cabling with local isolator. Indoor unit to have pumped or gravity flow condensate water connected to a drain or wall discharge.
Referencing details	Record the number of indoor/outdoor units, capacity (from name plate) and locations.
Cost information notes	Cost includes the indoor unit, outdoor unit, all pipes, control wiring and controller.
rateable element	Class 2 table 2(b) with accessories listed.
non rateable element	-
Adjusted Plant and Machinery	Other services like Fans, AHU, cabling, piping.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Ceiling indoor unit. Wall, roof or floor mounted external unit.

Photo description Photo shows the indoor unit, outdoor unit and controller

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Air conditioning
CG Code	217A14
Specific	Ducted System
Descriptive	Installed at a retail property
Tech1	Up to 100 square metres floor area coverage
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£387
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Ducted system supported by an air handling unit. The system provides cooling, heating and fresh air introduction.
Referencing details	Humidity control is not normally provided in retail premises. The presence of the system will be indicated by intake and exhaust grilles in the ceiling, there will be an air handling unit situated outside or in a plantroom
Cost information notes	The cost given is per square metre of floor area benefitting from the air conditioning system.
rateable element	Class 2 Table 2 (b) together with accessories within the 'List of Accessories'
non rateable element	-
Adjusted Plant and Machinery	Electrical equipment, Boilers, Chilled water systems/pipe work, fans, Air Grilles/Diffusers.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Heat recovery fan systems instead of Air Handling Unit

Photo description Photo 1 shows a cassette facia, but intake grilles will be seen in respect of a ducted system. Photo 2 shows condenser units. Photo 3 shows an air handling unit with air supply grille.

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Air conditioning
CG Code	217A15
Specific	Ducted System
Descriptive	Installed at a retail property
Tech1	From 101 up to 250 square metres floor area coverage
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£381
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Ducted system supported by an air handling unit. The system provides cooling, heating and fresh air introduction. Humidity control is not normally provided in retail premises.
Referencing details	The presence of the system will be indicated by intake and exhaust grilles in the ceiling, there will be an air handling unit situated outside or in a plantroom
Cost information notes	The cost given is per square metre of floor area benefitting from the air conditioning system.
rateable element	Class 2 Table 2 (b) together with accessories within the 'List of Accessories'
non rateable element	-
Adjusted Plant and Machinery	Electrical equipment, Boilers, Chilled water systems/pipe work, fans, Air Grilles/Diffusers.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations Heat recovery fan systems instead of Air Handling Unit

Photo description Photo 1 shows a cassette facia, but intake grilles will be seen in respect of a ducted system. Photo 2 shows condenser units. Photo 3 shows an air handling unit with air supply grille.

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Air conditioning
CG Code	217A17
Specific	Ducted System
Descriptive	Installed at a retail property
Tech1	From 251 up to 500 square metres floor area coverage
Tech2	-
Unit size	Per square metre of treated area
Unit of measurement	m2
ERC	£327
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Ducted system supported by an air handling unit. The system provides cooling, heating and fresh air introduction. Humidity control is not normally provided in retail premises.
Referencing details	The presence of the system will be indicated by intake and exhaust grilles in the ceiling, there will be an air handling unit situated outside or in a plantroom
Cost information notes	The cost given is per square metre of floor area benefitting from the air conditioning system.
rateable element	Class 2 Table 2 (b) together with accessories within the 'List of Accessories'
non rateable element	-
Adjusted Plant and Machinery	Elecrical equipment, Boilers, Chilled water systems/pipe work, fans, Air Grilles/Diffusers.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations Heat recovery fan systems instead of Air Handling Unit

Photo description Photo 1 shows a cassette facia, but intake grilles will be seen in respect of a ducted system. Photo 2 shows condenser units. Photo 3 shows an air handling unit with air supply grille.

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Air conditioning
CG Code	217A18
Specific	Ducted System
Descriptive	Installed at a retail property
Tech1	From 501 square metres floor area coverage
Tech2	-
Unit size	Per square metre of treated area
Unit of measurement	m2
ERC	£326
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Ducted system supported by an air handling unit. The system provides cooling, heating and fresh air introduction. Humidity control is not normally provided in retail premises.
Referencing details	The presence of the system will be indicated by intake and exhaust grilles in the ceiling, there will be an air handling unit situated outside or in a plantroom
Cost information notes	The cost given is per square metre of floor area benefitting from the air conditioning system.
rateable element	Class 2 Table 2 (b) together with accessories within the 'List of Accessories'
non rateable element	-
Adjusted Plant and Machinery	Elecrical equipment, Boilers, Chilled water systems/pipe work, fans, Air Grilles/Diffusers.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations Heat recovery fan systems instead of Air Handling Unit

Photo description Photo 1 shows a cassette facia, but intake grilles will be seen in respect of a ducted system. Photo 2 shows condenser units. Photo 3 shows an air handling unit with air supply grille.

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Air conditioning
CG Code	217A21
Specific	Ducted System
Descriptive	Installed at an office property
Tech1	Up to 100 square metres floor area coverage
Tech2	-
Unit size	Per square metre of treated area
Unit of measurement	m2
ERC	£373
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Ducted system supported by an air handling unit. The system provides cooling, heating and fresh air introduction. Humidity control is not normally provided in office premises.
Referencing details	The presence of the system will be indicated by intake and exhaust grilles in the ceiling, there will be an air handling unit situated outside or in a plantroom
Cost information notes	The cost given is per square metre of floor area benefitting from the air conditioning system.
rateable element	Class 2 Table 2 (b) together with accessories within the 'List of Accessories'
non rateable element	-
Adjusted Plant and Machinery	Elecrical equipment, Boilers, Chilled water systems/pipe work, fans, Air Grilles/Diffusers.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations Heat recovery fan systems instead of Air Handling Unit

Photo description Photo 1 shows a cassette facia, but intake grilles will be seen in respect of a ducted system. Photo 2 shows condenser units. Photo 3 shows an air handling unit with air supply grille.

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Air conditioning
CG Code	217A22
Specific	Ducted System
Descriptive	Installed at an office property
Tech1	From 101 square metres Up to 200 square metres floor area coverage
Tech2	-
Unit size	Per square metre of treated area
Unit of measurement	m2
ERC	£357
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Ducted system supported by an air handling unit. The system provides cooling, heating and fresh air introduction. Humidity control is not normally provided in office premises.
Referencing details	The presence of the system will be indicated by intake and exhaust grilles in the ceiling, there will be an air handling unit situated outside or in a plantroom
Cost information notes	The cost given is per square metre of floor area benefitting from the air conditioning system.
rateable element	Class 2 Table 2 (b) together with accessories within the 'List of Accessories'
non rateable element	-
Adjusted Plant and Machinery	Elecrical equipment, Boilers, Chilled water systems/pipe work, fans, Air Grilles/Diffusers.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations Heat recovery fan systems instead of Air Handling Unit

Photo description Photo 1 shows a cassette facia, but intake grilles will be seen in respect of a ducted system. Photo 2 shows condenser units. Photo 3 shows an air handling unit with air supply grille.

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Air conditioning
CG Code	217A23
Specific	Ducted System
Descriptive	Installed at an office property
Tech1	From 201 square metres Up to 250 square metres floor area coverage
Tech2	-
Unit size	Per square metre of treated area
Unit of measurement	m2
ERC	£354
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Ducted system supported by an air handling unit. The system provides cooling, heating and fresh air introduction. Humidity control is not normally provided in office premises.
Referencing details	The presence of the system will be indicated by intake and exhaust grilles in the ceiling, there will be an air handling unit situated outside or in a plantroom
Cost information notes	The cost given is per square metre of floor area benefitting from the air conditioning system.
rateable element	Class 2 Table 2 (b) together with accessories within the 'List of Accessories'
non rateable element	-
Adjusted Plant and Machinery	Elecrical equipment, Boilers, Chilled water systems/pipe work, fans, Air Grilles/Diffusers.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations Heat recovery fan systems instead of Air Handling Unit

Photo description Photo 1 shows a cassette facia, but intake grilles will be seen in respect of a ducted system. Photo 2 shows condenser units. Photo 3 shows an air handling unit with air supply grille.

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Air conditioning
CG Code	217A24
Specific	Ducted System
Descriptive	Installed at an office property
Tech1	From 251 square metres Up to 500 square metres floor area coverage
Tech2	-
Unit size	Per square metre of treated area
Unit of measurement	m2
ERC	£348
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Ducted system supported by an air handling unit. The system provides cooling, heating and fresh air introduction. Humidity control is not normally provided in office premises.
Referencing details	The presence of the system will be indicated by intake and exhaust grilles in the ceiling, there will be an air handling unit situated outside or in a plantroom
Cost information notes	The cost given is per square metre of floor area benefitting from the air conditioning system.
rateable element	Class 2 Table 2 (b) together with accessories within the 'List of Accessories'
non rateable element	-
Adjusted Plant and Machinery	Electrical equipment, Boilers, Chilled water systems/pipe work, fans, Air Grilles/Diffusers.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations Heat recovery fan systems instead of Air Handling Unit

Photo description Photo 1 shows a cassette facia, but intake grilles will be seen in respect of a ducted system. Photo 2 shows condenser units. Photo 3 shows an air handling unit with air supply grille.

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Air conditioning
CG Code	217A25
Specific	Ducted System
Descriptive	Installed at an office property
Tech1	Above 501 square metres floor area coverage
Tech2	-
Unit size	Per square metre of treated area
Unit of measurement	m2
ERC	£345
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Ducted system supported by an air handling unit. The system provides cooling, heating and fresh air introduction. Humidity control is not normally provided in office premises.
Referencing details	The presence of the system will be indicated by intake and exhaust grilles in the ceiling, there will be an air handling unit situated outside or in a plantroom
Cost information notes	The cost given is per square metre of floor area benefitting from the air conditioning system.
rateable element	Class 2 Table 2 (b) together with accessories within the 'List of Accessories'
non rateable element	-
Adjusted Plant and Machinery	Elecrical equipment, Boilers, Chilled water systems/pipe work, fans, Air Grilles/Diffusers.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations Heat recovery fan systems instead of Air Handling Unit

Photo description Photo 1 shows a cassette facia, but intake grilles will be seen in respect of a ducted system. Photo 2 shows condenser units. Photo 3 shows an air handling unit with air supply grille.

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Airports
CG Code	70500Z
Specific	Fire Stations
Descriptive	Crash & Rescue
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,633
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Modern buildings incorporating 4 bay tender/crash vehicle stands with front opening doors, vehicle exhaust system for engine warm up, stores, crew accommodation including offices, kitchen/mess rooms, locker rooms, showers and wash room, communications centre.
Referencing details	Measure to GEA
Cost information notes	Due to the continual alterations, extensions, refitting and upgrading of facilities and services encountered in this class the properties listed in the bands are indicative only. Rates adopted if necessary should be interpolated between the bands according to service provision and the level and quality of finishes
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Variations: The above costs should be adjusted to reflect the variations in construction and finish
Photo description	Typical modern Airport fire stations
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70501A
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	10
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£64
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70501B
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	11
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£67
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70501C
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	12
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£70
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70501D
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	13
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£73
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70501E
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	14
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£76
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70501F
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	15
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£78
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70501G
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	16
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£81
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70501H
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	17
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£84
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70501J
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	18
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£86
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

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Generic Category	Airports
CG Code	70501K
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	19
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£89
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

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Generic Category	Airports
CG Code	70501L
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	20
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£90
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

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Generic Category	Airports
CG Code	70501M
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	21
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£92
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

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Generic Category	Airports
CG Code	70501N
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	22
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£94
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

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Generic Category	Airports
CG Code	70501P
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	23
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£97
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

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Generic Category	Airports
CG Code	70501Q
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	24
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£98
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

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Generic Category	Airports
CG Code	70501R
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	25
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£100
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

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Generic Category	Airports
CG Code	70501S
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	26
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£101
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

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Generic Category	Airports
CG Code	70501T
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	27
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£104
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

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Generic Category	Airports
CG Code	70501U
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	28
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£105
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

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Generic Category	Airports
CG Code	70501V
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	29
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£106
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

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Generic Category	Airports
CG Code	70501W
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	30
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£108
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

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Generic Category	Airports
CG Code	70501X
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	31
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£109
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

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Generic Category	Airports
CG Code	70501Y
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	32
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£111
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

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Generic Category	Airports
CG Code	70501Z
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	33
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£112
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

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Generic Category	Airports
CG Code	70502A
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	34
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£112
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

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Generic Category	Airports
CG Code	70502B
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	35
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£114
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

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Generic Category	Airports
CG Code	70502C
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	36
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£115
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

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Generic Category	Airports
CG Code	70502D
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	37
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£117
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

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Generic Category	Airports
CG Code	70502E
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	38
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£118
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70502F
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	39
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£119
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70502G
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	40
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£120
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70502H
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	41
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£122
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70502J
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	42
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£123
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70502K
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	43
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£123
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70502L
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	44
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£125
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70502M
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	45
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£126
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70502N
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	46
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£128
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70502P
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	47
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£129
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70502Q
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	48
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£129
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70502R
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	49
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£131
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70502S
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	50
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£132
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70502T
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	51
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£133
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70502U
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	52
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£133
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70502V
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	53
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£134
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70502W
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	54
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£136
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70502X
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	55
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£136
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70502Y
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	56
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£137
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70502Z
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	57
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£139
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70503A
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	58
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£140
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70503B
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	59
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£140
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70503C
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	60
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£142
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70503D
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	61
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£143
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70503E
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	62
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£145
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70503F
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	63
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£145
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70503G
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	64
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£146
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70503H
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	65
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£147
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70503J
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	66
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£147
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

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Generic Category	Airports
CG Code	70503K
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	67
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£148
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70503L
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	68
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£150
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

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Generic Category	Airports
CG Code	70503M
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	69
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£150
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

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Generic Category	Airports
CG Code	70503N
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	70
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£151
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

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Generic Category	Airports
CG Code	70503P
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	71
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£153
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

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Generic Category	Airports
CG Code	70503Q
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	72
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£153
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

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Generic Category	Airports
CG Code	70503R
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	73
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£154
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70503S
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	74
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£156
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70503T
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	75
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£156
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70503U
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	76
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£157
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70503V
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	77
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£159
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70503W
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	78
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£160
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70503X
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	79
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£161
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70503Y
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	80
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£162
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70503Z
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	81
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£162
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70504A
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	82
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£164
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70504B
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	83
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£164
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70504C
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	84
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£165
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70504D
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	85
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£167
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70504E
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	86
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£167
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70504F
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	87
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£168
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70504G
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	88
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£170
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70504H
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	89
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£171
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70504J
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	90
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£173
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70504K
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	91
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£173
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70504L
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	92
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£173
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70504M
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	93
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£174
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70504N
Specific	Pavements
Descriptive	PCN (Pavement Classification Number)
Tech1	93+
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£176
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The costs include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and Above Ground Level ducting.
Referencing details	Measure area of Tarmac
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical design of runway
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70500P
Specific	Terminal buildings
Descriptive	Regional
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,263
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Modern steel/concrete frame, external cladding and glazing to high quality specification, good quality internal fittings and finishes, good quality ventilation, heating and some transportation, limited VIP and CIP suites etc. and smaller than Band 2.
Referencing details	Measure to GEA
Cost information notes	Due to the continual alterations, extensions, refitting and upgrading of facilities and services encountered in this class the properties listed in the bands are indicative only. Rates adopted if necessary should be interpolated between the bands according to service provision and the level and quality of finishes
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Variations: The above costs should be adjusted to reflect the variations in construction and finish
Photo description	Typical Regional Airport
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70500F
Specific	Terminal buildings
Descriptive	Internationals
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£3,577
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Modern steel/concrete frame, external cladding and glazing to high quality specification, good quality internal fittings and finishes, good quality ventilation, heating and some transportation, limited VIP and CIP suites etc.
Referencing details	Measure to GEA
Cost information notes	Due to the continual alterations, extensions, refitting and upgrading of facilities and services encountered in this class the properties listed in the bands are indicative only. Rates adopted if necessary should be interpolated between the bands according to service provision and the level and quality of finishes
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Variations: The above costs should be adjusted to reflect the variations in construction and finish
Photo description	Typical International Airport
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70500A
Specific	Terminal buildings
Descriptive	Major Internationals
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£4,380
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Multi - Storey buildings Steel / Concrete clad frame,high standards of fittings and finishes, elaborate services for ventilation, heating and transportation, VIP and CIP suites etc.
Referencing details	Measure to GEA
Cost information notes	Due to the continual alterations, extensions, refitting and upgrading of facilities and services encountered in this class the properties listed in the bands are indicative only. Rates adopted if necessary should be interpolated between the bands according to service provision and the level and quality of finishes
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Variations: The above costs should be adjusted to reflect the variations in construction and finish
Photo description	Typical Major international Airport
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70500K
Specific	Terminal buildings
Descriptive	International Small
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,920
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Extended buildings over a long period. Continual improvements. Many differing types of constructions, less extensive provision of fittings and fixtures.
Referencing details	Measure to GEA
Cost information notes	Due to the continual alterations, extensions, refitting and upgrading of facilities and services encountered in this class the properties listed in the bands are indicative only. Rates adopted if necessary should be interpolated between the bands according to service provision and the level and quality of finishes
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Variations: The above costs should be adjusted to reflect the variations in construction and finish
Photo description	Typical Small International Airport
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Airports
CG Code	70500U
Specific	Terminal buildings
Descriptive	Regional - Small
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,897
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Modern steel framed. Brickwork, glazing and insulated metal cladding roof and walls good quality but economical fittings and finishes.
Referencing details	Measure to GEA
Cost information notes	Due to the continual alterations, extensions, refitting and upgrading of facilities and services encountered in this class the properties listed in the bands are indicative only. Rates adopted if necessary should be interpolated between the bands according to service provision and the level and quality of finishes
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Variations: The above costs should be adjusted to reflect the variations in construction and finish
Photo description	Typical small Regional Airport
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Airports
CG Code	70510A
Specific	Visual Control Room
Descriptive	Modern Post 2000, Visual Control Tower
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£12,426
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Modern style. Visual control room with 360 (vision), sloping windows, with small bars for maximum vision to all sides of the airport, balcony external and access by vertical ladder or stairs from fire station or other building below.
Referencing details	Measure to GEA
Cost information notes	Maximum GEA expected to be 65m2 for the VCR only excludes any supporting structure cost
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Variations: The above costs should be adjusted to reflect the variations in construction and finish
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Ambulance Station
CG Code	60F00E
Specific	>=1,000m²
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,791
Superseded codes	60F00G
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single or multi-storey building containing garage and preparation areas for vehicles with associated stores, staff locker, changing and mess rooms with toilet facilities and ancillary spaces such as plant rooms. Other accommodation, such as administration offices, meeting rooms or training facilities may also be present. Commonly of framed construction with cladding to elevations surmounted by a pitched roof. Internal finishes and fixtures vary depending on accommodation usage with minimal finishes to vehicle areas and painted plaster walls, carpet tile covered floors and suspended ceilings to office or training areas. Services comprise central heating, lighting and power, sanitary and plumbing installations, data, communication and security installations, fire detection and alarm systems. In addition, air conditioning, lifts and various sustainable features, such as photovoltaic panels, may be present.
Referencing details	GEA - Gross External Area.
Cost information notes	The rate is applicable to all areas of the main building.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Typical Modern Station

Photo notes -

Photo1

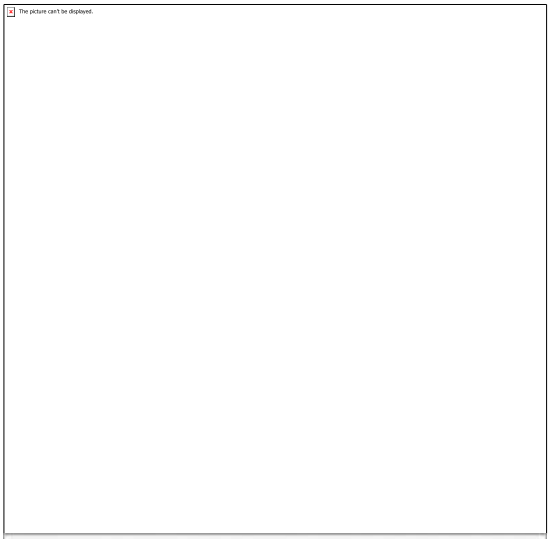

Photo2

Photo3

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Generic Category	Ambulance Station
CG Code	60F00B
Specific	<1,000m²
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,654
Superseded codes	60F00C, 60F00D
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single or multi-storey building containing garage and preparation areas for vehicles with associated stores, staff locker, changing and mess rooms with toilet facilities and ancillary spaces such as plant rooms. Other accommodation, such as administration offices, meeting rooms or training facilities may also be present. Commonly of framed construction with cladding to elevations surmounted by a pitched roof. Internal finishes and fixtures vary depending on accommodation usage with minimal finishes to vehicle areas and painted plaster walls, carpet tile covered floors and suspended ceilings to office or training areas. Services comprise central heating, lighting and power, sanitary and plumbing installations, data, communication and security installations, fire detection and alarm systems. In addition, air conditioning, lifts and various sustainable features, such as photovoltaic panels, may be present.
Referencing details	GEA - Gross External Area.
Cost information notes	The rate is applicable to all areas of the main building.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Typical Modern Station

Photo notes -

Photo1

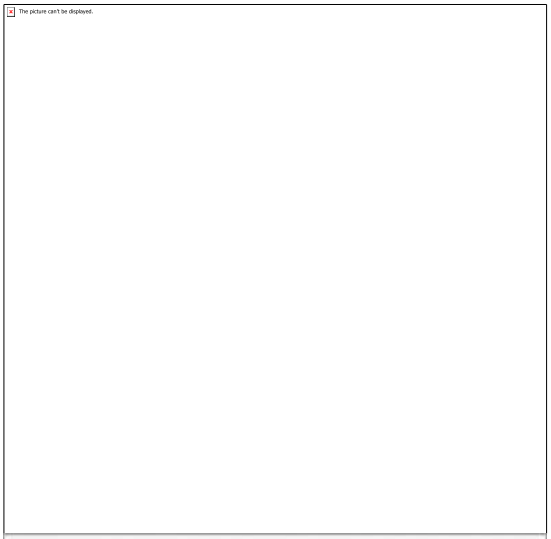

Photo2

Photo3

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Generic Category	Amenity buildings
CG Code	40500Z
Specific	Detached
Descriptive	Two storey
Tech1	up to 4.0m height internally each storey
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£827
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Reinforced concrete strip foundations with concrete ground slab Frame: Steel Two storey - Upper Floors: Concrete slab/pre cast concrete block and beam with screed topping Roof: Pitched roof with plain concrete tiles External Walls: Brick /block cavity Windows and Doors: Aluminium windows, double glazed powder coated Internal Walls: Brick/block Stairs: timber or concrete Internal Finishes: Emulsion paint to plastered walls and ceilings, thermoplastic floor tiles Building Services: Full gas central heating to steel panel radiators, general lighting and power, reasonable standard of sanitary appliances Accommodation: Comprising staff recreation, rest, first aid rooms and locker or changing facilities.
Referencing details	Measure to GEA (total of each storey GEA)
Cost information notes	Note: see also variations Exclude: External works and services All loose fixture and fittings
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	For a Flat roof use code 40500V1, Added Terrazzo Floors use code 40500V2, Added Wood Block Floor use code 40500V3, Added Suspended Ceilings use code 40500V4 , Added Quarry Tiled Floor use code 40500V5 Deductions - No Central Heating use code 40500V6

Photo description	Photo 1 - Single storey - pitched roof. Photo 2 - Single storey - flat roof. Photo 3 - single storey - pitched roof.
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Amenity buildings
CG Code	42T421
Specific	Detached
Descriptive	Basic toilets
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£882
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Reinforced concrete strip foundations with concrete ground slab Frame: Steel Two storey - Upper Floors: Concrete slab/pre cast concrete block and beam with screed topping Roof: Pitched roof with plain concrete tiles External Walls: Brick /block cavity Windows and Doors: Aluminium windows, double glazed powder coated Internal Walls: Brick/block Stairs: timber or concrete Internal Finishes: Emulsion paint to plastered walls and ceilings, thermoplastic floor tiles Building Services: Full gas central heating to steel panel radiators, general lighting and power, reasonable standard of sanitary appliances Accommodation: Comprising staff recreation, rest, first aid rooms and locker or changing facilities.
Referencing details	Measure to GEA
Cost information notes	Note: see also variations Exclude: External works and services All loose fixture and fittings
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	For a Flat roof use code 40500V1, Added Terrazzo Floors use code 40500V2, Added Wood Block Floor use code 40500V3, Added Suspended Ceilings use code 40500V4 , Added Quarry Tiled Floor use code 40500V5 Deductions - No Central Heating use code 40500V6

Photo description -

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Amenity buildings
CG Code	40500A
Specific	Detached
Descriptive	Single storey
Tech1	up to 3m height internally
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£882
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Reinforced concrete strip foundations with concrete ground slab Frame: Steel Roof: Pitched roof with plain concrete tiles External Walls: Brick /block cavity Windows and Doors: Aluminium windows, double glazed powder coated Internal Walls: Brick/block Stairs: timber or concrete Internal Finishes: Emulsion paint to plastered walls and ceilings, thermoplastic floor tiles Building Services: Full gas central heating to steel panel radiators, general lighting and power, reasonable standard of sanitary appliances Accommodation: Comprising staff recreation, rest, first aid rooms and locker or changing facilities.
Referencing details	Measure to GEA
Cost information notes	Note: see also variations Exclude: External works and services All loose fixture and fittings
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	For a Flat roof use code 40500V1, Added Terrazzo Floors use code 40500V2, Added Wood Block Floor use code 40500V3, Added Suspended Ceilings use code 40500V4 , Added Quarry Tiled Floor use code 40500V5 Deductions - No Central Heating use code 40500V6

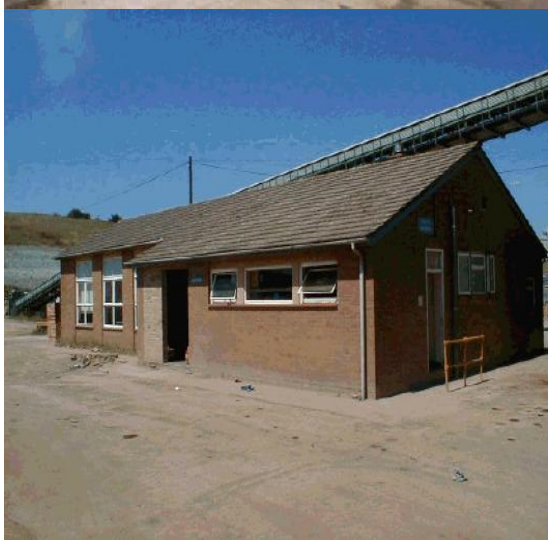
Photo description Photo 1 - Single storey - pitched roof.
Photo 2 - Single storey - flat roof.
Photo 3 - single storey - pitched roof.

Photo notes -

Photo1

Photo2

Photo3



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Generic Category	Amenity buildings
CG Code	40500F
Specific	Detached
Descriptive	Single storey
Tech1	up to 3.5m height internally
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£902
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Reinforced concrete strip foundations with concrete ground slab Frame: Steel Roof: Pitched roof with plain concrete tiles External Walls: Brick /block cavity Windows and Doors: Aluminium windows, double glazed powder coated Internal Walls: Brick/block Stairs: timber or concrete Internal Finishes: Emulsion paint to plastered walls and ceilings, thermoplastic floor tiles Building Services: Full gas central heating to steel panel radiators, general lighting and power, reasonable standard of sanitary appliances Accommodation: Comprising staff recreation, rest, first aid rooms and locker or changing facilities.
Referencing details	Measure to GEA
Cost information notes	Note: see also variations Exclude: External works and services All loose fixture and fittings
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	For a Flat roof use code 40500V1, Added Terrazzo Floors use code 40500V2, Added Wood Block Floor use code 40500V3, Added Suspended Ceilings use code 40500V4 , Added Quarry Tiled Floor use code 40500V5 Deductions - No Central Heating use code 40500V6

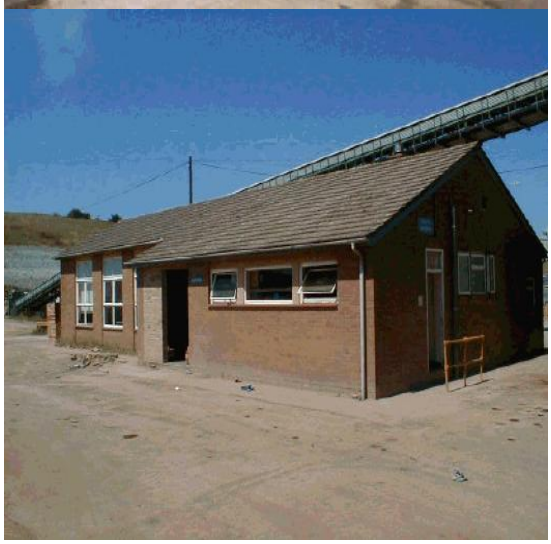
Photo description Photo 1 - Single storey - pitched roof.
Photo 2 - Single storey - flat roof.
Photo 3 - single storey - pitched roof.

Photo notes -

Photo1

Photo2

Photo3



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Generic Category	Amenity buildings
CG Code	40500K
Specific	Detached
Descriptive	Single storey
Tech1	up to 4.0m height internally
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£921
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Reinforced concrete strip foundations with concrete ground slab Frame: Steel Roof: Pitched roof with plain concrete tiles External Walls: Brick /block cavity Windows and Doors: Aluminium windows, double glazed powder coated Internal Walls: Brick/block Stairs: timber or concrete Internal Finishes: Emulsion paint to plastered walls and ceilings, thermoplastic floor tiles Building Services: Full gas central heating to steel panel radiators, general lighting and power, reasonable standard of sanitary appliances Accommodation: Comprising staff recreation, rest, first aid rooms and locker or changing facilities.
Referencing details	Measure to GEA
Cost information notes	Note: see also variations Exclude: External works and services All loose fixture and fittings
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	For a Flat roof use code 40500V1, Added Terrazzo Floors use code 40500V2, Added Wood Block Floor use code 40500V3, Added Suspended Ceilings use code 40500V4 , Added Quarry Tiled Floor use code 40500V5 Deductions - No Central Heating use code 40500V6

Photo description

Photo 1 - Single storey - pitched roof.
Photo 2 - Single storey - flat roof.
Photo 3 - single storey - pitched roof.

Photo notes

-

Photo1

Photo2

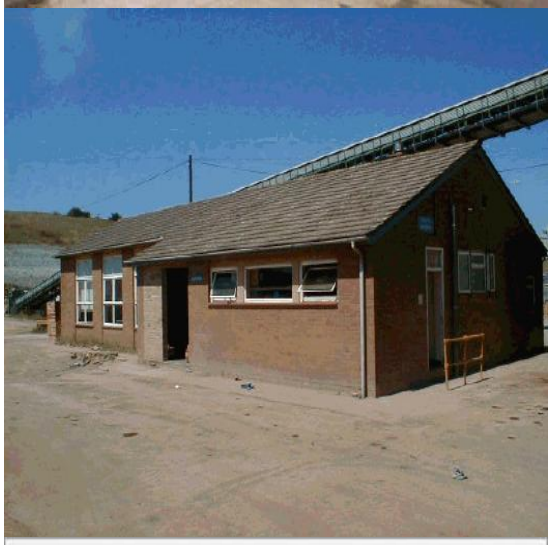

Photo3

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Generic Category	Amenity buildings
CG Code	40500P
Specific	Detached
Descriptive	Two storey
Tech1	up to 3.0m height internally each storey
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£788
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Reinforced concrete strip foundations with concrete ground slab Frame: Steel Two storey - Upper Floors: Concrete slab/pre cast concrete block and beam with screed topping Roof: Pitched roof with plain concrete tiles External Walls: Brick /block cavity Windows and Doors: Aluminium windows, double glazed powder coated Internal Walls: Brick/block Stairs: timber or concrete Internal Finishes: Emulsion paint to plastered walls and ceilings, thermoplastic floor tiles Building Services: Full gas central heating to steel panel radiators, general lighting and power, reasonable standard of sanitary appliances Accommodation: Comprising staff recreation, rest, first aid rooms and locker or changing facilities.
Referencing details	Measure to GEA (total of each storey GEA)
Cost information notes	Note: see also variations Exclude: External works and services All loose fixture and fittings
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	For a Flat roof use code 40500V1, Added Terrazzo Floors use code 40500V2, Added Wood Block Floor use code 40500V3, Added Suspended Ceilings use code 40500V4 , Added Quarry Tiled Floor use code 40500V5 Deductions - No Central Heating use code 40500V6

Photo description	Photo 1 - Single storey - pitched roof. Photo 2 - Single storey - flat roof. Photo 3 - single storey - pitched roof.
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Amenity buildings
CG Code	40500U
Specific	Detached
Descriptive	Two storey
Tech1	up to 3.5m height internally each storey
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£808
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Reinforced concrete strip foundations with concrete ground slab Frame: Steel Two storey - Upper Floors: Concrete slab/pre cast concrete block and beam with screed topping Roof: Pitched roof with plain concrete tiles External Walls: Brick /block cavity Windows and Doors: Aluminium windows, double glazed powder coated Internal Walls: Brick/block Stairs: timber or concrete Internal Finishes: Emulsion paint to plastered walls and ceilings, thermoplastic floor tiles Building Services: Full gas central heating to steel panel radiators, general lighting and power, reasonable standard of sanitary appliances Accommodation: Comprising staff recreation, rest, first aid rooms and locker or changing facilities.
Referencing details	Measure to GEA (total of each storey GEA)
Cost information notes	Note: see also variations Exclude: External works and services All loose fixture and fittings
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	For a Flat roof use code 40500V1, Added Terrazzo Floors use code 40500V2, Added Wood Block Floor use code 40500V3, Added Suspended Ceilings use code 40500V4 , Added Quarry Tiled Floor use code 40500V5 Deductions - No Central Heating use code 40500V6

Photo description	Photo 1 - Single storey - pitched roof. Photo 2 - Single storey - flat roof. Photo 3 - single storey - pitched roof.
Photo notes	-
Photo1	
Photo2	
Photo3	

Back

Generic Category	Amenity buildings
CG Code	40500V1
Specific	Variation
Descriptive	Additional cost for Flat roof in lieu of Pitched Roof
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£3
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Additional costs to be used in conjunction with Codes 40500A, 40500F, 40500K, 40500P, 40500Q, 40500Z
Referencing details	-
Cost information notes	The Flat roof cost includes for internal Ceiling finish
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Amenity buildings
CG Code	40500V2
Specific	Variation
Descriptive	Additional cost for Terrazzo Floors
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£61
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Additional costs to be used in conjunction with Codes 40500A, 40500F, 40500K, 40500P, 40500Q, 40500Z
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Amenity buildings
CG Code	40500V3
Specific	Variation
Descriptive	Additional Cost for Wood Block Floors
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£166
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Additional costs to be used in conjunction with Codes 40500A, 40500F, 40500K, 40500P, 40500Q, 40500Z
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Amenity buildings
CG Code	40500V4
Specific	Variation
Descriptive	Additional cost for Suspended Ceilings
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£25
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Additional costs to be used in conjunction with Codes 40500A, 40500F, 40500K, 40500P, 40500Q, 40500Z
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

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Generic Category	Amenity buildings
CG Code	40500V5
Specific	Variation
Descriptive	Additional cost for Quarry Tiled Floors
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£73
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Additional costs to be used in conjunction with Codes 40500A, 40500F, 40500K, 40500P, 40500Q, 40500Z
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Amenity buildings
CG Code	40500V6
Specific	Variation
Descriptive	Deduction for No Central Heating to Amenity Building
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£45
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Deduction of costs to be used in conjunction with Codes 40500A, 40500F, 40500K, 40500P, 40500Q, 40500Z
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Berm
CG Code	208F01
Specific	Hazard containment
Descriptive	Earth bank
Tech1	Central core of brick, concrete or steel
Tech2	3m high x 1 m wide at top
Unit size	Linear Metre
Unit of measurement	m
ERC	£2,067
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	An earth bund is usually a low bank built to contain leaks or spillage from, for example, a free standing fuel tank. Earth bunds are often identical to berms but may be shallower and do not usually act as blast protection. See Bunds-33U40P. Embankment Wall, reinforced with Tensar Uniaxial Geogrid at 55Kn/m, laid horizontally to 100% vertical height of slope at 1.0 m centres, filling - excavated material spoil composted in layers
Referencing details	1. The height (vertically). 2. The width at the base. 3. What it is covered with e.g. grass, earth, boulders. 4. Length. 5. Age. 6. Width at top. 7. Slope length (base to top).
Cost information notes	This cost is based on the assumption that the bund is built on a site cleared of organic topsoil and having normal load bearing capacity. See also variations
rateable element	Class 2 Table 2(f) Protection from Hazards. Bunds, blast protection walls, berms.
non rateable element	Under Class 2 if they are not used or intended to be used mainly or exclusively in connection with services. e.g. Landscaping mounds or natural embankment
Adjusted Plant and Machinery	-
Number of items adjusted	Tanks, settings.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Surface area within bund maybe gravel or stone finished. Use code 33U1QA

Photo description Photo 1 - Indicative section drawing. Photo 2 - earth bund (view along length). Photo 3 - earth bund (elevation).

Photo notes -

Photo1

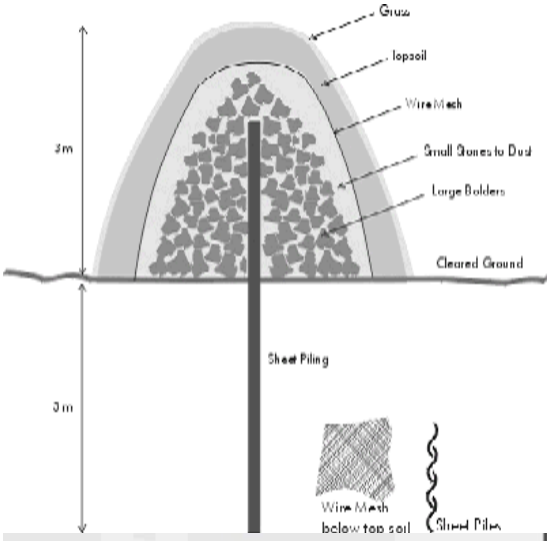

Photo2

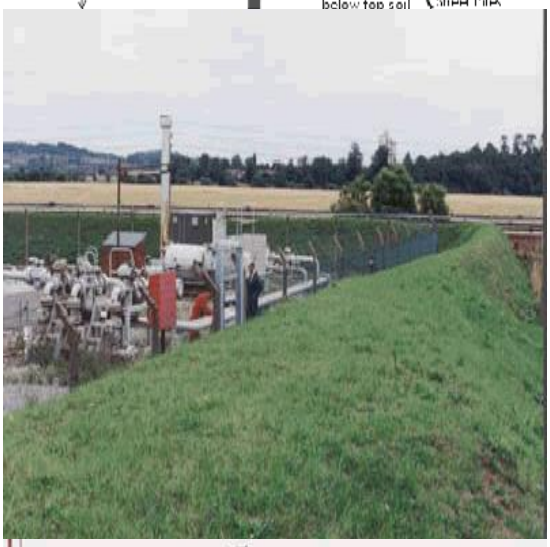

Photo3

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Generic Category	Bitsand bases
CG Code	215J04
Specific	Raised pad of compacted fill on competent ground
Descriptive	100mm thick layer of Bitsand Base
Tech1	12m Tank Base Diameter
Tech2	-
Unit size	<12m Diameter
Unit of measurement	m2
ERC	£762
Superseded codes	None
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Tanks are normally constructed on a raised pad of free-draining granular material such as crushed stone to provide for drainage and to deter tank bottom corrosion. An asphalt or oil-sand seal is provided to the surface of the pad thus formed to prevent infiltration of water which could increase the rate of corrosion of the bottom plates. If a tank pad is not constructed out of free-draining material, then precautions to limit corrosion can be effected by providing the tank with a 100mm thick layer of oil-sand.
Referencing details	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
Cost information notes	The unit of measure is based on the tank base diameter in square metres. It has been assumed that the raised tank pad extends approx. 1m beyond the tank wall and this has been included in the rate. The cost build up includes for 100mm unreinforced concrete bed blinded with a 100mm thick layer of bitsand.
rateable element	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
non rateable element	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
Adjusted Plant and Machinery	See RM Section 5: Part 3 for general advice on identification of rateable plant and machinery forming part of the hereditament. Rateable plant and machinery is identified in accordance with the provisions of SI 2000 No. 540 in England and SI 2000 No. 1097 (W.75) in Wales.
Number of items adjusted	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Photo 1 - Sand topped base. Photo 2 - Diagrammatic section of Bitsand base. Photo 3 - Tank joint with base of haunched concrete.

Photo notes -

Photo1

Photo2

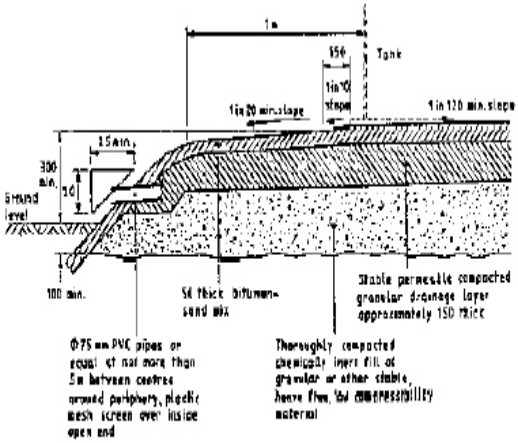

Photo3

Back

Generic Category	Bitsand bases
CG Code	215J05
Specific	Raised pad of compacted fill on competent ground
Descriptive	100mm thick layer of Bitsand Base
Tech1	13-15m Tank Base Diameter
Tech2	-
Unit size	13-15m Diameter
Unit of measurement	m2
ERC	£857
Superseded codes	None
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Tanks are normally constructed on a raised pad of free-draining granular material such as crushed stone to provide for drainage and to deter tank bottom corrosion. An asphalt or oil-sand seal is provided to the surface of the pad thus formed to prevent infiltration of water which could increase the rate of corrosion of the bottom plates. If a tank pad is not constructed out of free-draining material, then precautions to limit corrosion can be effected by providing the tank with a 100mm thick layer of oil-sand.
Referencing details	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
Cost information notes	The unit of measure is based on the tank base diameter in square metres. It has been assumed that the raised tank pad extends approx. 1m beyond the tank wall and this has been included in the rate. The cost build up includes for 100mm unreinforced concrete bed blinded with a 100mm thick layer of bitsand.
rateable element	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
non rateable element	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
Adjusted Plant and Machinery	See RM Section 5: Part 3 for general advice on identification of rateable plant and machinery forming part of the hereditament. Rateable plant and machinery is identified in accordance with the provisions of SI 2000 No. 540 in England and SI 2000 No. 1097 (W.75) in Wales.
Number of items adjusted	Refer to Section 760: Petrol and oil storage depots
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Photo 1 - Sand topped base. Photo 2 - Diagrammatic section of Bitsand base. Photo 3 - Tank joint with base of haunched concrete.

Photo notes -

Photo1

Photo2

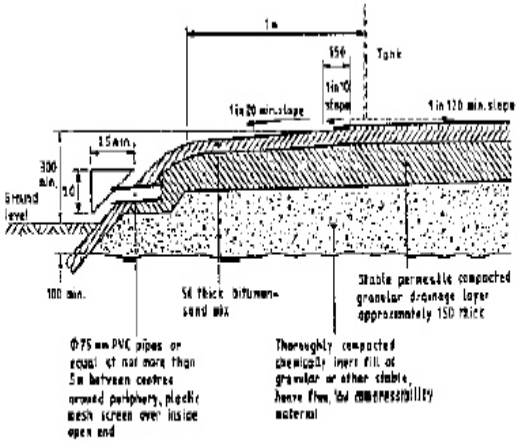

Photo3

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Generic Category	Bitsand bases
CG Code	215J06
Specific	Raised pad of compacted fill on competent ground
Descriptive	100mm thick layer of Bitsand Base
Tech1	16-18m Tank Base Diameter
Tech2	-
Unit size	16-18m Diameter
Unit of measurement	m2
ERC	£1,001
Superseded codes	None
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Tanks are normally constructed on a raised pad of free-draining granular material such as crushed stone to provide for drainage and to deter tank bottom corrosion. An asphalt or oil-sand seal is provided to the surface of the pad thus formed to prevent infiltration of water which could increase the rate of corrosion of the bottom plates. If a tank pad is not constructed out of free-draining material, then precautions to limit corrosion can be effected by providing the tank with a 100mm thick layer of oil-sand.
Referencing details	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
Cost information notes	The unit of measure is based on the tank base diameter in square metres. It has been assumed that the raised tank pad extends approx. 1m beyond the tank wall and this has been included in the rate. The cost build up includes for 100mm unreinforced concrete bed blinded with a 100mm thick layer of bitsand.
rateable element	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
non rateable element	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
Adjusted Plant and Machinery	See RM Section 5: Part 3 for general advice on identification of rateable plant and machinery forming part of the hereditament. Rateable plant and machinery is identified in accordance with the provisions of SI 2000 No. 540 in England and SI 2000 No. 1097 (W.75) in Wales.
Number of items adjusted	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Photo 1 - Sand topped base. Photo 2 - Diagrammatic section of Bitsand base. Photo 3 - Tank joint with base of haunched concrete.

Photo notes -

Photo1

Photo2

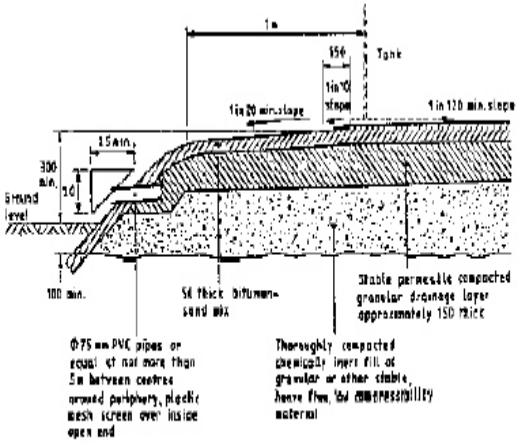

Photo3

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Generic Category	Bitsand bases
CG Code	215J07
Specific	Raised pad of compacted fill on competent ground
Descriptive	100mm thick layer of Bitsand Base
Tech1	18-20m Tank Base Diameter
Tech2	-
Unit size	18-20m diameter
Unit of measurement	m2
ERC	£1,099
Superseded codes	None
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Tanks are normally constructed on a raised pad of free-draining granular material such as crushed stone to provide for drainage and to deter tank bottom corrosion. An asphalt or oil-sand seal is provided to the surface of the pad thus formed to prevent infiltration of water which could increase the rate of corrosion of the bottom plates. If a tank pad is not constructed out of free-draining material, then precautions to limit corrosion can be effected by providing the tank with a 100mm thick layer of oil-sand.
Referencing details	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
Cost information notes	The unit of measure is based on the tank base diameter in square metres. It has been assumed that the raised tank pad extends approx. 1m beyond the tank wall and this has been included in the rate. The cost build up includes for 100mm unreinforced concrete bed blinded with a 100mm thick layer of bitsand.
rateable element	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
non rateable element	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
Adjusted Plant and Machinery	See RM Section 5: Part 3 for general advice on identification of rateable plant and machinery forming part of the hereditament. Rateable plant and machinery is identified in accordance with the provisions of SI 2000 No. 540 in England and SI 2000 No. 1097 (W.75) in Wales.
Number of items adjusted	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Photo 1 - Sand topped base. Photo 2 - Diagrammatic section of Bitsand base. Photo 3 - Tank joint with base of haunched concrete.

Photo notes -

Photo1

Photo2

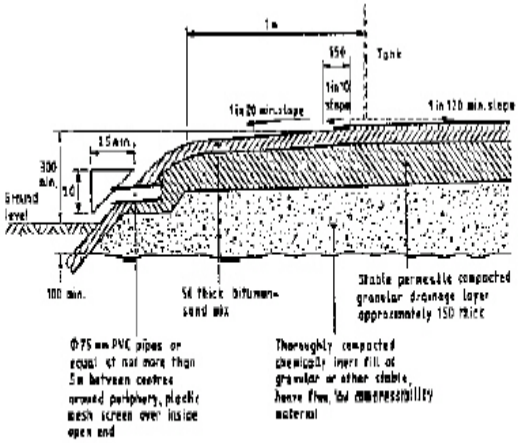

Photo3

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Generic Category	Bitsand bases
CG Code	215J08
Specific	Raised pad of compacted fill on competent ground
Descriptive	100mm thick layer of Bitsand Base
Tech1	20-22m Tank Base Diameter
Tech2	-
Unit size	20-22m Diameter
Unit of measurement	m2
ERC	£1,198
Superseded codes	None
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Tanks are normally constructed on a raised pad of free-draining granular material such as crushed stone to provide for drainage and to deter tank bottom corrosion. An asphalt or oil-sand seal is provided to the surface of the pad thus formed to prevent infiltration of water which could increase the rate of corrosion of the bottom plates. If a tank pad is not constructed out of free-draining material, then precautions to limit corrosion can be effected by providing the tank with a 100mm thick layer of oil-sand.
Referencing details	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
Cost information notes	The unit of measure is based on the tank base diameter in square metres. It has been assumed that the raised tank pad extends approx. 1m beyond the tank wall and this has been included in the rate. The cost build up includes for 100mm unreinforced concrete bed blinded with a 100mm thick layer of bitsand.
rateable element	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
non rateable element	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
Adjusted Plant and Machinery	See RM Section 5: Part 3 for general advice on identification of rateable plant and machinery forming part of the hereditament. Rateable plant and machinery is identified in accordance with the provisions of SI 2000 No. 540 in England and SI 2000 No. 1097 (W.75) in Wales.
Number of items adjusted	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Photo 1 - Sand topped base. Photo 2 - Diagrammatic section of Bitsand base. Photo 3 - Tank joint with base of haunched concrete.

Photo notes -

Photo1

Photo2

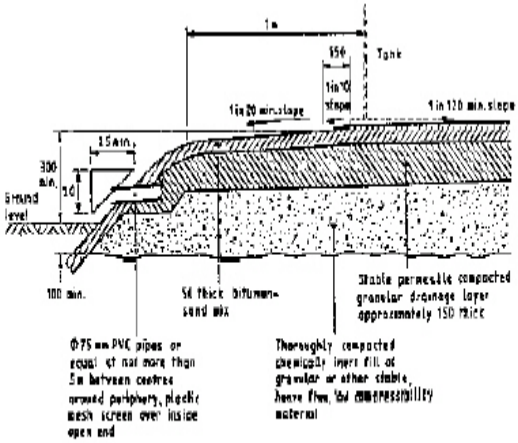

Photo3

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Generic Category	Bitsand bases
CG Code	215J09
Specific	Raised pad of compacted fill on competent ground
Descriptive	100mm thick layer of Bitsand Base
Tech1	22-24m Tank Base Diameter
Tech2	-
Unit size	22-24m Diameter
Unit of measurement	m2
ERC	£1,298
Superseded codes	None
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Tanks are normally constructed on a raised pad of free-draining granular material such as crushed stone to provide for drainage and to deter tank bottom corrosion. An asphalt or oil-sand seal is provided to the surface of the pad thus formed to prevent infiltration of water which could increase the rate of corrosion of the bottom plates. If a tank pad is not constructed out of free-draining material, then precautions to limit corrosion can be effected by providing the tank with a 100mm thick layer of oil-sand.
Referencing details	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
Cost information notes	The unit of measure is based on the tank base diameter in square metres. It has been assumed that the raised tank pad extends approx. 1m beyond the tank wall and this has been included in the rate. The cost build up includes for 100mm unreinforced concrete bed blinded with a 100mm thick layer of bitsand.
rateable element	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
non rateable element	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
Adjusted Plant and Machinery	See RM Section 5: Part 3 for general advice on identification of rateable plant and machinery forming part of the hereditament. Rateable plant and machinery is identified in accordance with the provisions of SI 2000 No. 540 in England and SI 2000 No. 1097 (W.75) in Wales.
Number of items adjusted	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Photo 1 - Sand topped base. Photo 2 - Diagrammatic section of Bitsand base. Photo 3 - Tank joint with base of haunched concrete.

Photo notes -

Photo1

Photo2

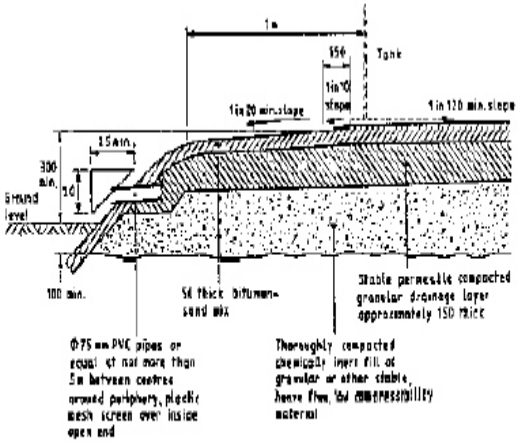

Photo3

Back

Generic Category	Bitsand bases
CG Code	215J10
Specific	Raised pad of compacted fill on competent ground
Descriptive	100mm thick layer of Bitsand Base
Tech1	25-30mTank Base Diameter
Tech2	-
Unit size	25-30m Diameter
Unit of measurement	m2
ERC	£1,526
Superseded codes	None
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Tanks are normally constructed on a raised pad of free-draining granular material such as crushed stone to provide for drainage and to deter tank bottom corrosion. An asphalt or oil-sand seal is provided to the surface of the pad thus formed to prevent infiltration of water which could increase the rate of corrosion of the bottom plates. If a tank pad is not constructed out of free-draining material, then precautions to limit corrosion can be effected by providing the tank with a 100mm thick layer of oil-sand.
Referencing details	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
Cost information notes	The unit of measure is based on the tank base diameter in square metres. It has been assumed that the raised tank pad extends approx. 1m beyond the tank wall and this has been included in the rate. The cost build up includes for 100mm unreinforced concrete bed blinded with a 100mm thick layer of bitsand.
rateable element	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
non rateable element	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
Adjusted Plant and Machinery	See RM Section 5: Part 3 for general advice on identification of rateable plant and machinery forming part of the hereditament. Rateable plant and machinery is identified in accordance with the provisions of SI 2000 No. 540 in England and SI 2000 No. 1097 (W.75) in Wales.
Number of items adjusted	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Photo 1 - Sand topped base. Photo 2 - Diagrammatic section of Bitsand base. Photo 3 - Tank joint with base of haunched concrete.

Photo notes -

Photo1

Photo2

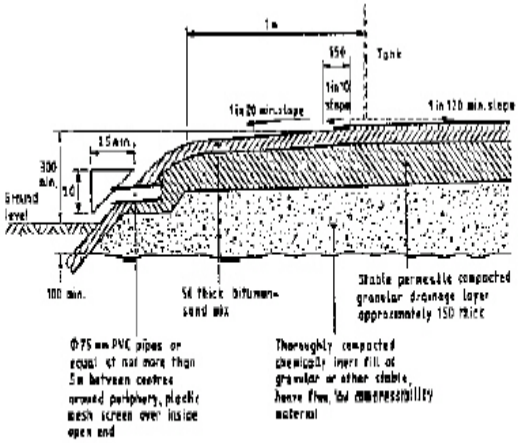

Photo3

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Generic Category	Bitsand bases
CG Code	215J11
Specific	Raised pad of compacted fill on competent ground
Descriptive	100mm thick layer of Bitsand Base
Tech1	30-35m Tank Base Diameter
Tech2	-
Unit size	30-35m Diameter
Unit of measurement	m2
ERC	£1,785
Superseded codes	None
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Tanks are normally constructed on a raised pad of free-draining granular material such as crushed stone to provide for drainage and to deter tank bottom corrosion. An asphalt or oil-sand seal is provided to the surface of the pad thus formed to prevent infiltration of water which could increase the rate of corrosion of the bottom plates. If a tank pad is not constructed out of free-draining material, then precautions to limit corrosion can be effected by providing the tank with a 100mm thick layer of oil-sand.
Referencing details	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
Cost information notes	The unit of measure is based on the tank base diameter in square metres. It has been assumed that the raised tank pad extends approx. 1m beyond the tank wall and this has been included in the rate. The cost build up includes for 100mm unreinforced concrete bed blinded with a 100mm thick layer of bitsand.
rateable element	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
non rateable element	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
Adjusted Plant and Machinery	See RM Section 5: Part 3 for general advice on identification of rateable plant and machinery forming part of the hereditament. Rateable plant and machinery is identified in accordance with the provisions of SI 2000 No. 540 in England and SI 2000 No. 1097 (W.75) in Wales.
Number of items adjusted	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Photo 1 - Sand topped base. Photo 2 - Diagrammatic section of Bitsand base. Photo 3 - Tank joint with base of haunched concrete.

Photo notes -

Photo1

Photo2

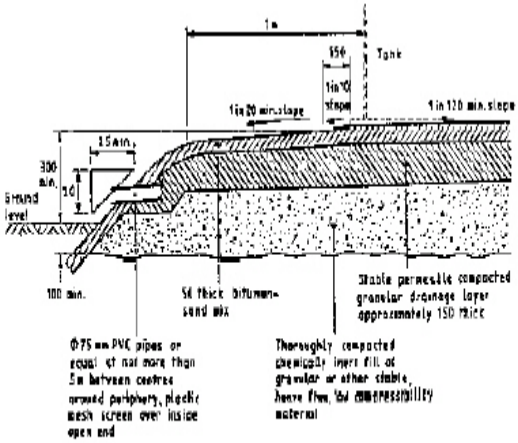

Photo3

Back

Generic Category	Bitsand bases
CG Code	215J12
Specific	Raised pad of compacted fill on competent ground
Descriptive	100mm thick layer of Bitsand Base
Tech1	35-40m Tank Base Diameter
Tech2	-
Unit size	35-40m Diameter
Unit of measurement	m2
ERC	£2,050
Superseded codes	None
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Tanks are normally constructed on a raised pad of free-draining granular material such as crushed stone to provide for drainage and to deter tank bottom corrosion. An asphalt or oil-sand seal is provided to the surface of the pad thus formed to prevent infiltration of water which could increase the rate of corrosion of the bottom plates. If a tank pad is not constructed out of free-draining material, then precautions to limit corrosion can be effected by providing the tank with a 100mm thick layer of oil-sand.
Referencing details	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
Cost information notes	The unit of measure is based on the tank base diameter in square metres. It has been assumed that the raised tank pad extends approx. 1m beyond the tank wall and this has been included in the rate. The cost build up includes for 100mm unreinforced concrete bed blinded with a 100mm thick layer of bitsand.
rateable element	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
non rateable element	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
Adjusted Plant and Machinery	See RM Section 5: Part 3 for general advice on identification of rateable plant and machinery forming part of the hereditament. Rateable plant and machinery is identified in accordance with the provisions of SI 2000 No. 540 in England and SI 2000 No. 1097 (W.75) in Wales.
Number of items adjusted	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Photo 1 - Sand topped base. Photo 2 - Diagrammatic section of Bitsand base. Photo 3 - Tank joint with base of haunched concrete.

Photo notes -

Photo1

Photo2

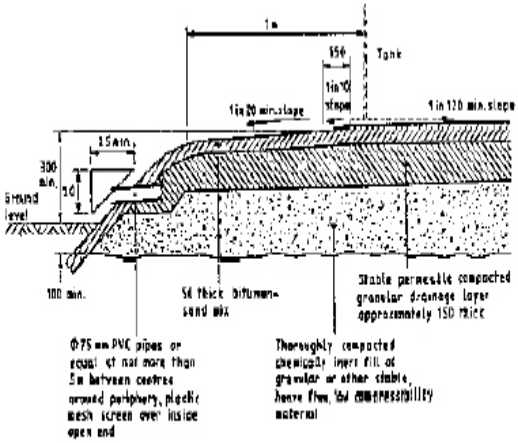

Photo3

Back

Generic Category	Bitsand bases
CG Code	215J13
Specific	Raised pad of compacted fill on competent ground
Descriptive	100mm thick layer of Bitsand Base
Tech1	40-50m Tank Base Diameter
Tech2	-
Unit size	40-50m Diameter
Unit of measurement	m2
ERC	£2,460
Superseded codes	None
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Tanks are normally constructed on a raised pad of free-draining granular material such as crushed stone to provide for drainage and to deter tank bottom corrosion. An asphalt or oil-sand seal is provided to the surface of the pad thus formed to prevent infiltration of water which could increase the rate of corrosion of the bottom plates. If a tank pad is not constructed out of free-draining material, then precautions to limit corrosion can be effected by providing the tank with a 100mm thick layer of oil-sand.
Referencing details	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
Cost information notes	The unit of measure is based on the tank base diameter in square metres. It has been assumed that the raised tank pad extends approx. 1m beyond the tank wall and this has been included in the rate. The cost build up includes for 100mm unreinforced concrete bed blinded with a 100mm thick layer of bitsand.
rateable element	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
non rateable element	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
Adjusted Plant and Machinery	See RM Section 5: Part 3 for general advice on identification of rateable plant and machinery forming part of the hereditament. Rateable plant and machinery is identified in accordance with the provisions of SI 2000 No. 540 in England and SI 2000 No. 1097 (W.75) in Wales.
Number of items adjusted	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Photo 1 - Sand topped base. Photo 2 - Diagrammatic section of Bitsand base. Photo 3 - Tank joint with base of haunched concrete.

Photo notes -

Photo1

Photo2

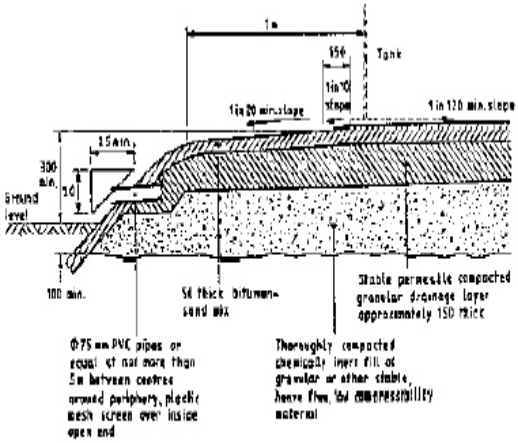

Photo3

Back

Generic Category	Bitsand bases
CG Code	215J14
Specific	Raised pad of compacted fill on competent ground
Descriptive	100mm thick layer of Bitsand Base
Tech1	>50m Tank Base Diameter
Tech2	-
Unit size	>50m Diameter
Unit of measurement	m2
ERC	£2,735
Superseded codes	None
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Tanks are normally constructed on a raised pad of free-draining granular material such as crushed stone to provide for drainage and to deter tank bottom corrosion. An asphalt or oil-sand seal is provided to the surface of the pad thus formed to prevent infiltration of water which could increase the rate of corrosion of the bottom plates. If a tank pad is not constructed out of free-draining material, then precautions to limit corrosion can be effected by providing the tank with a 100mm thick layer of oil-sand.
Referencing details	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
Cost information notes	The unit of measure is based on the tank base diameter in square metres. It has been assumed that the raised tank pad extends approx. 1m beyond the tank wall and this has been included in the rate. The cost build up includes for 100mm unreinforced concrete bed blinded with a 100mm thick layer of bitsand.
rateable element	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
non rateable element	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
Adjusted Plant and Machinery	See RM Section 5: Part 3 for general advice on identification of rateable plant and machinery forming part of the hereditament. Rateable plant and machinery is identified in accordance with the provisions of SI 2000 No. 540 in England and SI 2000 No. 1097 (W.75) in Wales.
Number of items adjusted	Refer to RM section 5a Liquid Bulk Storage Depots Practice Note 2026 - petrol and oil storage depots
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Photo 1 - Sand topped base. Photo 2 - Diagrammatic section of Bitsand base. Photo 3 - Tank joint with base of haunched concrete.

Photo notes -

Photo1

Photo2

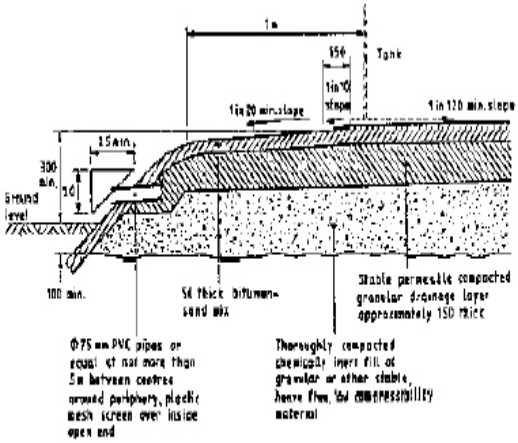

Photo3

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Generic Category	Boiler houses
CG Code	40A00D
Specific	Medium
Descriptive	>150M2
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,802
Superseded codes	40A00G
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Brick or steel frame and clad structure. Variety of roofs, either flat or pitched and usually lightweight covering. Generally there will be no windows, but allowance for natural ventilation.
Referencing details	-
Cost information notes	Data available generally for energy centres / biomass, but structures will be similar
rateable element	The building
non rateable element	Standard non-rateable elements, e.g. external works
Adjusted Plant and Machinery	Boiler plant to be valued separately
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Boiler houses
CG Code	40A00A
Specific	Small
Descriptive	<150M2
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,684
Superseded codes	40A00E, 63Z00U
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Brick or steel frame and clad structure. Variety of roofs, either flat or pitched and usually lightweight covering. Generally there will be no windows, but allowance for natural ventilation.
Referencing details	-
Cost information notes	Data available generally for energy centres / biomass, but structures will be similar
rateable element	The building
non rateable element	Standard non-rateable elements, e.g. external works
Adjusted Plant and Machinery	Boiler plant to be valued separately
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Boilers
CG Code	202A07
Specific	High pressure - water tube
Descriptive	Class 1 Table 1 - including List of Accessories
Tech1	Evp lb/hr x 1000 100
Tech2	600 Psig
Unit size	Each Plant/system
Unit of measurement	Each
ERC	£4,197,210
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Steam Boilers usually fired by gas or oil, which are capable of operation at high pressures. Natural gas, Waste gas, Gas oil, refuse or coal products may be utilised as fuel. The boilers usually have super heaters (to allow high pressure and temperatures to be reached) and economisers (to pre heat the feed water). Fired by oil or gas (see new coal dust burning boilers being installed) to usually heat the water in tubes in a drum. Steam boilers are usually high pressure. Steam taken under pressure to drive machines direct, and when pressure is let down to heat buildings or to be used in the process. Cost excludes flues, precipitators, foundations, fuel handling and civil engineering. Often capacity of boiler given expressed as lb/hour of steam raised i.e. that which a boiler can evaporate at full load output. Large boilers are designated in tonnes/hour e.g. 600 000 lb/hour 2 tonnes per hour The temperature at which the boiler operates should be noted e.g. 3500C and the pressure at which the steam is generated (e.g. 1500 psig) A small boiler will evaporate 2,000 lb/hour. A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking: 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour Often maximum ratings lb/hour are stated on the machine but this is NOT the normal working rating but the maximum allowing for safety margins. Calculate values on the working rate only but have a note of the maximum rate especially if it is substantially greater that the present operating rate. lb/sq inch This is the working pressure of the boiler and under 250lb/sq in is regarded as low pressure and over 300lb/sq in as high pressure. Low Pressure -Heating and process steam High Pressure-Driving (power) and process steam 1 Bar = 14.5 psig (at atmosphere) psig General:Hot water boiler-Rated in btu/hour Steam boilers-Rated in evaporated lbs/hour
Referencing details	Dimensions and working pressure/temperatures
Cost information notes	-
rateable element	Boiler (Class 1 Table 1 including list of accessories)
non rateable element	(i) Process Boiler unless rateable under Class 4 Table 4 and passes "structure" tests
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	NB: add 15-20% for economiser and super heaters
Photo description	Typical Boilers
Photo notes	-
Photo1	

Photo2

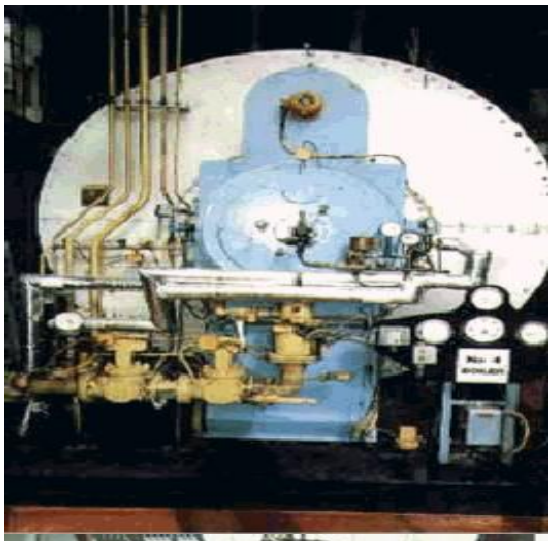
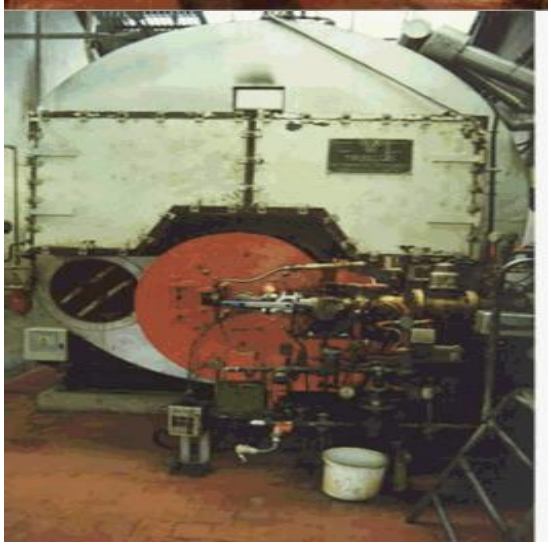


Photo3



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Generic Category	Boilers
CG Code	202A09
Specific	High pressure - water tube
Descriptive	Class 1 Table 1 - including List of Accessories
Tech1	Evp lb/hr x 1000 150
Tech2	600 Psig
Unit size	Each Plant/system
Unit of measurement	Each
ERC	£5,521,002
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Steam Boilers usually fired by gas or oil, which are capable of operation at high pressures. Natural gas, Waste gas, Gas oil, refuse or coal products may be utilised as fuel. The boilers usually have super heaters (to allow high pressure and temperatures to be reached) and economisers (to pre heat the feed water). Fired by oil or gas (see new coal dust burning boilers being installed) to usually heat the water in tubes in a drum. Steam boilers are usually high pressure. Steam taken under pressure to drive machines direct, and when pressure is let down to heat buildings or to be used in the process. Cost excludes flues, precipitators, foundations, fuel handling and civil engineering. Often capacity of boiler given expressed as lb/hour of steam raised i.e. that which a boiler can evaporate at full load output. Large boilers are designated in tonnes/hour e.g. 600 000 lb/hour 2 tonnes per hour The temperature at which the boiler operates should be noted e.g. 3500C and the pressure at which the steam is generated (e.g. 1500 psig) A small boiler will evaporate 2,000 lb/hour. A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking: 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour Often maximum ratings lb/hour are stated on the machine but this is NOT the normal working rating but the maximum allowing for safety margins. Calculate values on the working rate only but have a note of the maximum rate especially if it is substantially greater that the present operating rate. lb/sq inch This is the working pressure of the boiler and under 250lb/sq in is regarded as low pressure and over 300lb/sq in as high pressure. Low Pressure -Heating and process steam High Pressure-Driving (power) and process steam 1 Bar = 14.5 psig (at atmosphere) psig General:Hot water boiler-Rated in btu/hour Steam boilers-Rated in evaporated lbs/hour
Referencing details	Dimensions and working pressure/temperatures
Cost information notes	-
rateable element	Boiler (Class 1 Table 1 including list of accessories)
non rateable element	(i) Process Boiler unless rateable under Class 4 Table 4 and passes "structure" tests
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	NB: add 15-20% for economiser and super heaters
Photo description	Typical Boilers
Photo notes	-
Photo1	

Photo2

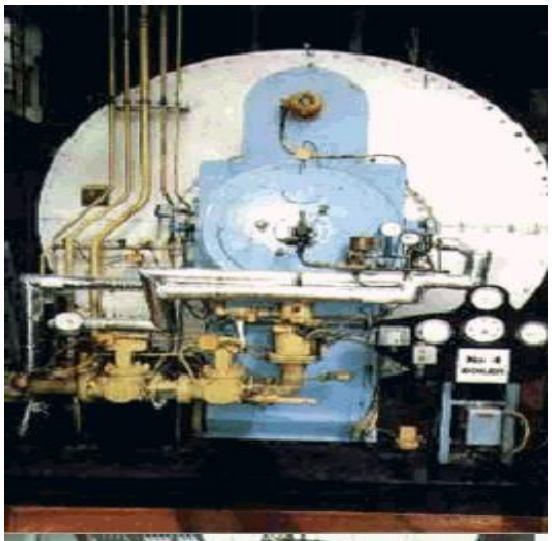
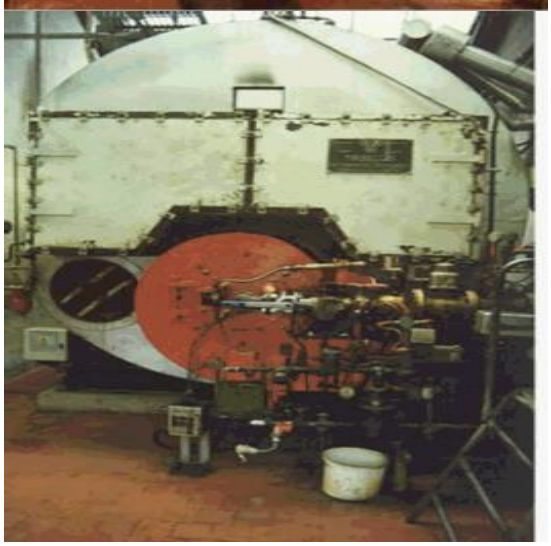


Photo3



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Generic Category	Boilers
CG Code	202A10
Specific	High pressure - water tube
Descriptive	Class 1 Table 1 - including List of Accessories
Tech1	Evp lb/hr x 1000 150
Tech2	900 Psig
Unit size	Each Plant/system
Unit of measurement	Each
ERC	£5,883,521
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Steam Boilers usually fired by gas or oil, which are capable of operation at high pressures. Natural gas, Waste gas, Gas oil, refuse or coal products may be utilised as fuel. The boilers usually have super heaters (to allow high pressure and temperatures to be reached) and economisers (to pre heat the feed water). Fired by oil or gas (see new coal dust burning boilers being installed) to usually heat the water in tubes in a drum. Steam boilers are usually high pressure. Steam taken under pressure to drive machines direct, and when pressure is let down to heat buildings or to be used in the process. Cost excludes flues, precipitators, foundations, fuel handling and civil engineering. Often capacity of boiler given expressed as lb/hour of steam raised i.e. that which a boiler can evaporate at full load output. Large boilers are designated in tonnes/hour e.g. 600 000 lb/hour 2 tonnes per hour The temperature at which the boiler operates should be noted e.g. 3500C and the pressure at which the steam is generated (e.g. 1500 psig) A small boiler will evaporate 2,000 lb/hour. A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking: 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour Often maximum ratings lb/hour are stated on the machine but this is NOT the normal working rating but the maximum allowing for safety margins. Calculate values on the working rate only but have a note of the maximum rate especially if it is substantially greater that the present operating rate. lb/sq inch This is the working pressure of the boiler and under 250lb/sq in is regarded as low pressure and over 300lb/sq in as high pressure. Low Pressure -Heating and process steam High Pressure-Driving (power) and process steam 1 Bar = 14.5 psig (at atmosphere) psig General:Hot water boiler-Rated in btu/hour Steam boilers-Rated in evaporated lbs/hour
Referencing details	Dimensions and working pressure/temperatures
Cost information notes	-
rateable element	Boiler (Class 1 Table 1 including list of accessories)
non rateable element	(i) Process Boiler unless rateable under Class 4 Table 4 and passes "structure" tests
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	NB: add 15-20% for economiser and super heaters
Photo description	Typical Boilers
Photo notes	-
Photo1	

Photo2

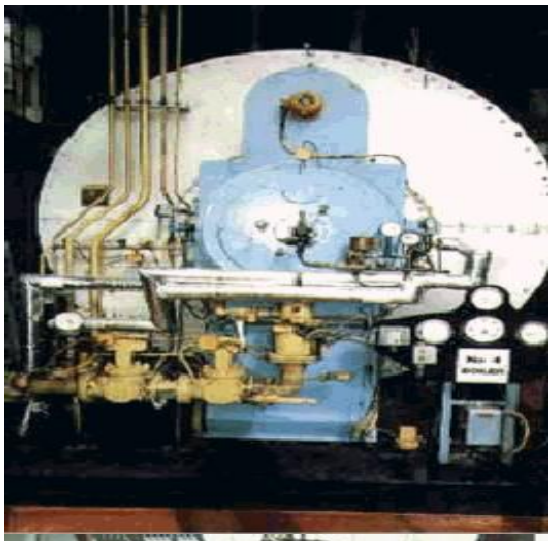
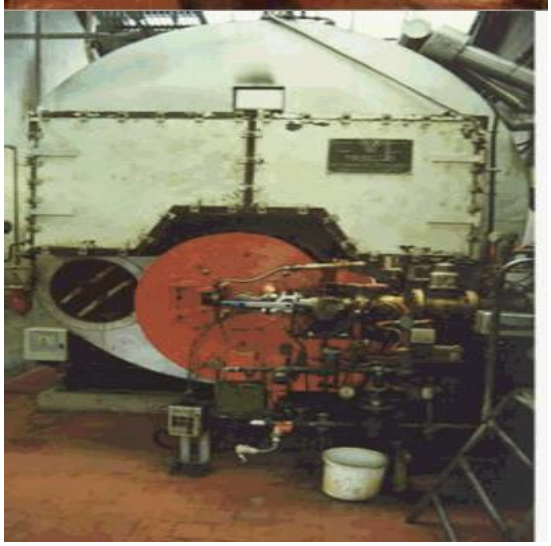


Photo3



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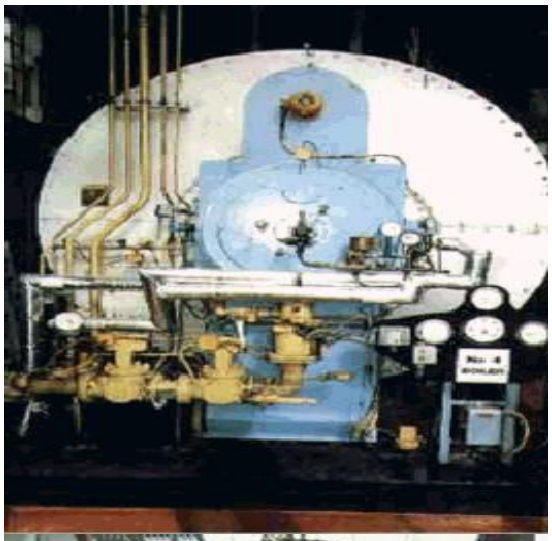
Generic Category	Boilers
CG Code	202A12
Specific	High pressure - water tube
Descriptive	Class 1 Table 1 - including List of Accessories
Tech1	Evp lb/hr x 1000 200
Tech2	600 Psig
Unit size	Each Plant/system
Unit of measurement	Each
ERC	£6,165,812
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Steam Boilers usually fired by gas or oil, which are capable of operation at high pressures. Natural gas, Waste gas, Gas oil, refuse or coal products may be utilised as fuel. The boilers usually have super heaters (to allow high pressure and temperatures to be reached) and economisers (to pre heat the feed water). Fired by oil or gas (see new coal dust burning boilers being installed) to usually heat the water in tubes in a drum. Steam boilers are usually high pressure. Steam taken under pressure to drive machines direct, and when pressure is let down to heat buildings or to be used in the process. Cost excludes flues, precipitators, foundations, fuel handling and civil engineering. Often capacity of boiler given expressed as lb/hour of steam raised i.e. that which a boiler can evaporate at full load output. Large boilers are designated in tonnes/hour e.g. 600 000 lb/hour 2 tonnes per hour The temperature at which the boiler operates should be noted e.g. 3500C and the pressure at which the steam is generated (e.g. 1500 psig) A small boiler will evaporate 2,000 lb/hour. A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking: 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour Often maximum ratings lb/hour are stated on the machine but this is NOT the normal working rating but the maximum allowing for safety margins. Calculate values on the working rate only but have a note of the maximum rate especially if it is substantially greater that the present operating rate. lb/sq inch This is the working pressure of the boiler and under 250lb/sq in is regarded as low pressure and over 300lb/sq in as high pressure. Low Pressure -Heating and process steam High Pressure-Driving (power) and process steam 1 Bar = 14.5 psig (at atmosphere) psig General:Hot water boiler-Rated in btu/hour Steam boilers-Rated in evaporated lbs/hour
Referencing details	Dimensions and working pressure/temperatures
Cost information notes	-
rateable element	Boiler (Class 1 Table 1 including list of accessories)
non rateable element	(i) Process Boiler unless rateable under Class 4 Table 4 and passes "structure" tests
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	NB: add 15-20% for economiser and super heaters
Photo description	Typical Boilers
Photo notes	-
Photo1	

Photo2



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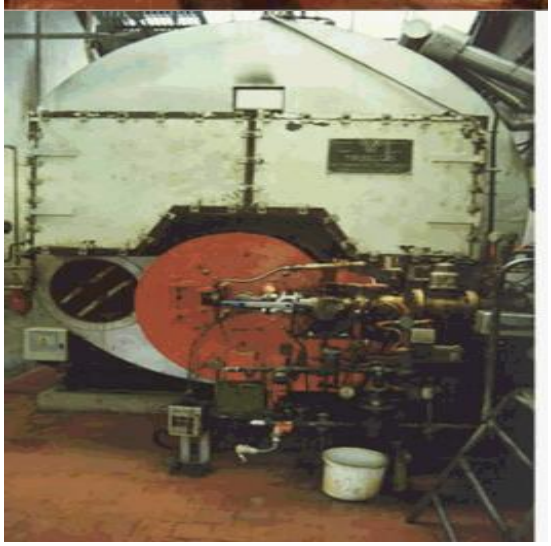

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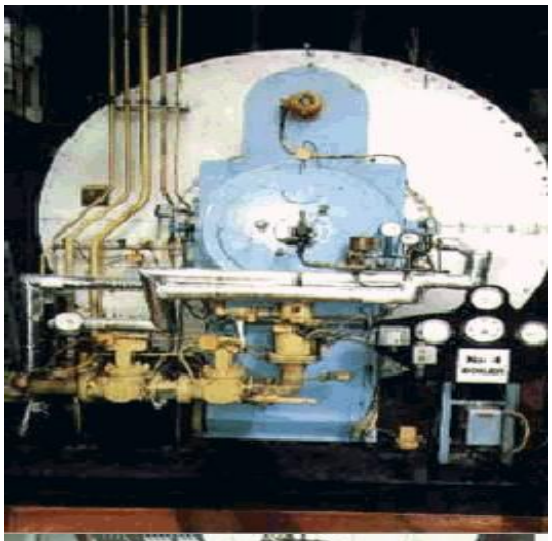
Generic Category	Boilers
CG Code	202A13
Specific	High pressure - water tube
Descriptive	Class 1 Table 1 - including List of Accessories
Tech1	Evp lb/hr x 1000 200
Tech2	900 Psig
Unit size	Each Plant/system
Unit of measurement	Each
ERC	£6,551,841
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Steam Boilers usually fired by gas or oil, which are capable of operation at high pressures. Natural gas, Waste gas, Gas oil, refuse or coal products may be utilised as fuel. The boilers usually have super heaters (to allow high pressure and temperatures to be reached) and economisers (to pre heat the feed water). Fired by oil or gas (see new coal dust burning boilers being installed) to usually heat the water in tubes in a drum. Steam boilers are usually high pressure. Steam taken under pressure to drive machines direct, and when pressure is let down to heat buildings or to be used in the process. Cost excludes flues, precipitators, foundations, fuel handling and civil engineering. Often capacity of boiler given expressed as lb/hour of steam raised i.e. that which a boiler can evaporate at full load output. Large boilers are designated in tonnes/hour e.g. 600 000 lb/hour 2 tonnes per hour The temperature at which the boiler operates should be noted e.g. 3500C and the pressure at which the steam is generated (e.g. 1500 psig) A small boiler will evaporate 2,000 lb/hour. A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking: 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour Often maximum ratings lb/hour are stated on the machine but this is NOT the normal working rating but the maximum allowing for safety margins. Calculate values on the working rate only but have a note of the maximum rate especially if it is substantially greater that the present operating rate. lb/sq inch This is the working pressure of the boiler and under 250lb/sq in is regarded as low pressure and over 300lb/sq in as high pressure. Low Pressure -Heating and process steam High Pressure-Driving (power) and process steam 1 Bar = 14.5 psig (at atmosphere) psig General:Hot water boiler-Rated in btu/hour Steam boilers-Rated in evaporated lbs/hour
Referencing details	Dimensions and working pressure/temperatures
Cost information notes	-
rateable element	Boiler (Class 1 Table 1 including list of accessories)
non rateable element	(i) Process Boiler unless rateable under Class 4 Table 4 and passes "structure" tests
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	NB: add 15-20% for economiser and super heaters
Photo description	Typical Boilers
Photo notes	-
Photo1	

Photo2



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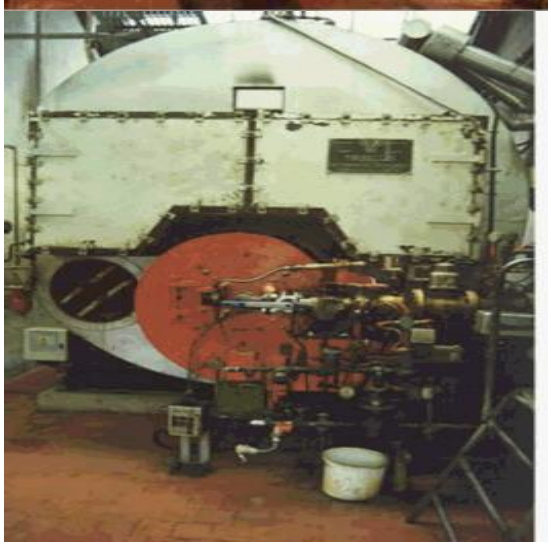

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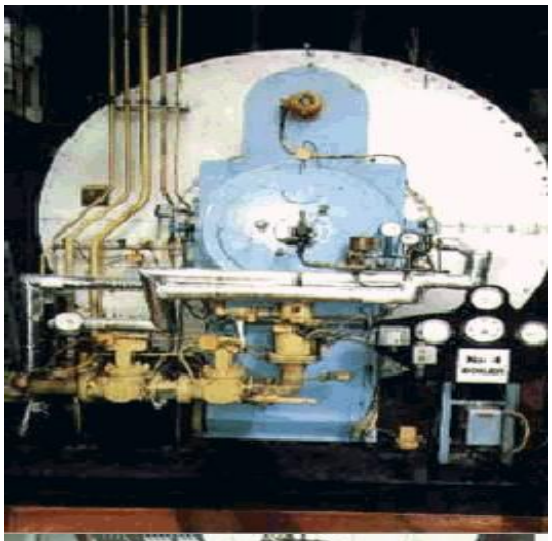
Generic Category	Boilers
CG Code	202A15
Specific	High pressure - water tube
Descriptive	Class 1 Table 1 - including List of Accessories
Tech1	Evp lb/hr x 1000 250
Tech2	600 Psig
Unit size	Each Plant/system
Unit of measurement	Each
ERC	£6,212,554
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Steam Boilers usually fired by gas or oil, which are capable of operation at high pressures. Natural gas, Waste gas, Gas oil, refuse or coal products may be utilised as fuel. The boilers usually have super heaters (to allow high pressure and temperatures to be reached) and economisers (to pre heat the feed water). Fired by oil or gas (see new coal dust burning boilers being installed) to usually heat the water in tubes in a drum. Steam boilers are usually high pressure. Steam taken under pressure to drive machines direct, and when pressure is let down to heat buildings or to be used in the process. Cost excludes flues, precipitators, foundations, fuel handling and civil engineering. Often capacity of boiler given expressed as lb/hour of steam raised i.e. that which a boiler can evaporate at full load output. Large boilers are designated in tonnes/hour e.g. 600 000 lb/hour 2 tonnes per hour The temperature at which the boiler operates should be noted e.g. 3500C and the pressure at which the steam is generated (e.g. 1500 psig) A small boiler will evaporate 2,000 lb/hour. A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking: 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour Often maximum ratings lb/hour are stated on the machine but this is NOT the normal working rating but the maximum allowing for safety margins. Calculate values on the working rate only but have a note of the maximum rate especially if it is substantially greater that the present operating rate. lb/sq inch This is the working pressure of the boiler and under 250lb/sq in is regarded as low pressure and over 300lb/sq in as high pressure. Low Pressure -Heating and process steam High Pressure-Driving (power) and process steam 1 Bar = 14.5 psig (at atmosphere) psig General:Hot water boiler-Rated in btu/hour Steam boilers-Rated in evaporated lbs/hour
Referencing details	Dimensions and working pressure/temperatures
Cost information notes	-
rateable element	Boiler (Class 1 Table 1 including list of accessories)
non rateable element	(i) Process Boiler unless rateable under Class 4 Table 4 and passes "structure" tests
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	NB: add 15-20% for economiser and super heaters
Photo description	Typical Boilers
Photo notes	-
Photo1	

Photo2



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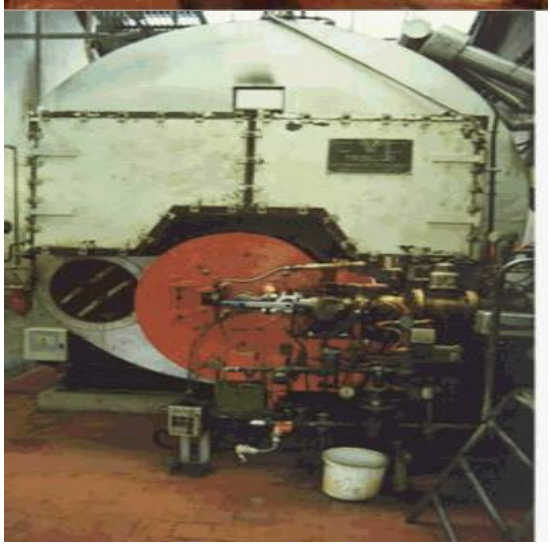

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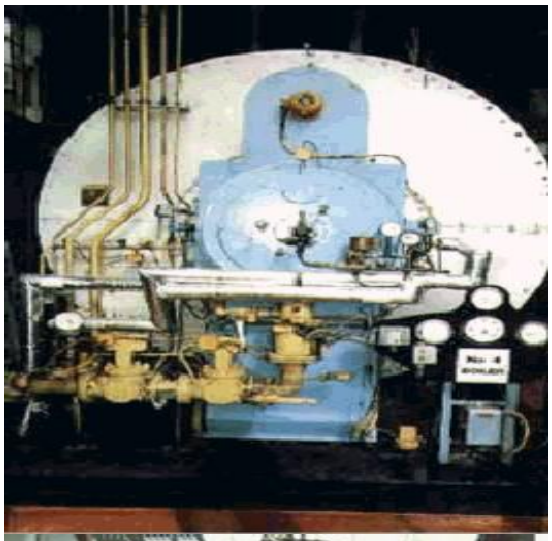
Generic Category	Boilers
CG Code	202A16
Specific	High pressure - water tube
Descriptive	Class 1 Table 1 - including List of Accessories
Tech1	Evp lb/hr x 1000 250
Tech2	900 Psig
Unit size	Each Plant/system
Unit of measurement	Each
ERC	£6,425,816
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Steam Boilers usually fired by gas or oil, which are capable of operation at high pressures. Natural gas, Waste gas, Gas oil, refuse or coal products may be utilised as fuel. The boilers usually have super heaters (to allow high pressure and temperatures to be reached) and economisers (to pre heat the feed water). Fired by oil or gas (see new coal dust burning boilers being installed) to usually heat the water in tubes in a drum. Steam boilers are usually high pressure. Steam taken under pressure to drive machines direct, and when pressure is let down to heat buildings or to be used in the process. Cost excludes flues, precipitators, foundations, fuel handling and civil engineering. Often capacity of boiler given expressed as lb/hour of steam raised i.e. that which a boiler can evaporate at full load output. Large boilers are designated in tonnes/hour e.g. 600 000 lb/hour 2 tonnes per hour The temperature at which the boiler operates should be noted e.g. 3500C and the pressure at which the steam is generated (e.g. 1500 psig) A small boiler will evaporate 2,000 lb/hour. A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking: 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour Often maximum ratings lb/hour are stated on the machine but this is NOT the normal working rating but the maximum allowing for safety margins. Calculate values on the working rate only but have a note of the maximum rate especially if it is substantially greater that the present operating rate. lb/sq inch This is the working pressure of the boiler and under 250lb/sq in is regarded as low pressure and over 300lb/sq in as high pressure. Low Pressure -Heating and process steam High Pressure-Driving (power) and process steam 1 Bar = 14.5 psig (at atmosphere) psig General:Hot water boiler-Rated in btu/hour Steam boilers-Rated in evaporated lbs/hour
Referencing details	Dimensions and working pressure/temperatures
Cost information notes	-
rateable element	Boiler (Class 1 Table 1 including list of accessories)
non rateable element	(i) Process Boiler unless rateable under Class 4 Table 4 and passes "structure" tests
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	NB: add 15-20% for economiser and super heaters
Photo description	Typical Boilers
Photo notes	-
Photo1	

Photo2



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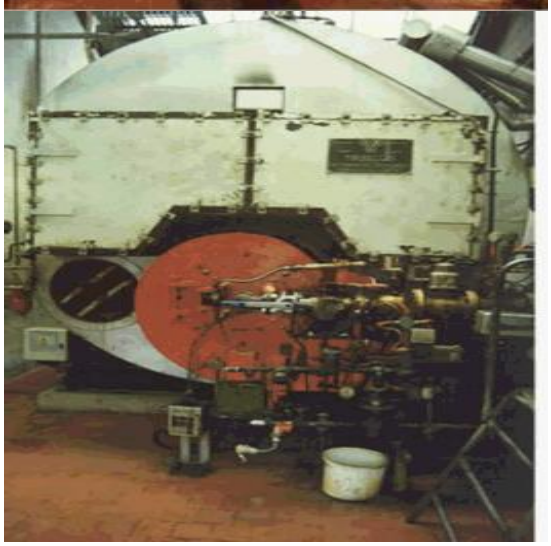

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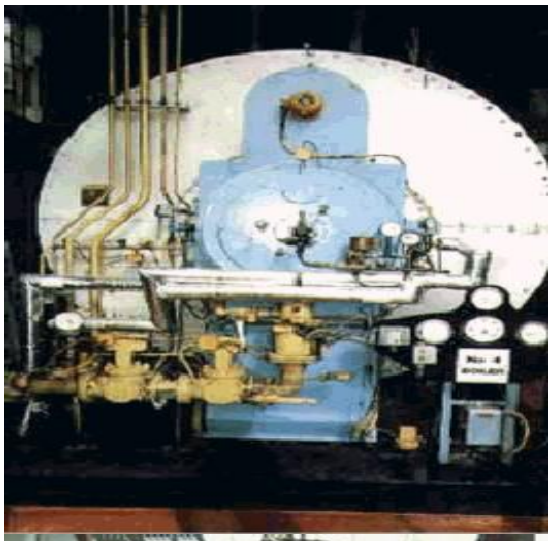
Generic Category	Boilers
CG Code	202A17
Specific	High pressure - water tube
Descriptive	Class 1 Table 1 - including List of Accessories
Tech1	Evp lb/hr x 1000 250
Tech2	1200 Psig
Unit size	Each Plant/system
Unit of measurement	Each
ERC	£11,046,460
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Steam Boilers usually fired by gas or oil, which are capable of operation at high pressures. Natural gas, Waste gas, Gas oil, refuse or coal products may be utilised as fuel. The boilers usually have super heaters (to allow high pressure and temperatures to be reached) and economisers (to pre heat the feed water). Fired by oil or gas (see new coal dust burning boilers being installed) to usually heat the water in tubes in a drum. Steam boilers are usually high pressure. Steam taken under pressure to drive machines direct, and when pressure is let down to heat buildings or to be used in the process. Cost excludes flues, precipitators, foundations, fuel handling and civil engineering. Often capacity of boiler given expressed as lb/hour of steam raised i.e. that which a boiler can evaporate at full load output. Large boilers are designated in tonnes/hour e.g. 600 000 lb/hour 2 tonnes per hour The temperature at which the boiler operates should be noted e.g. 3500C and the pressure at which the steam is generated (e.g. 1500 psig) A small boiler will evaporate 2,000 lb/hour. A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking: 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour Often maximum ratings lb/hour are stated on the machine but this is NOT the normal working rating but the maximum allowing for safety margins. Calculate values on the working rate only but have a note of the maximum rate especially if it is substantially greater that the present operating rate. lb/sq inch This is the working pressure of the boiler and under 250lb/sq in is regarded as low pressure and over 300lb/sq in as high pressure. Low Pressure -Heating and process steam High Pressure-Driving (power) and process steam 1 Bar = 14.5 psig (at atmosphere) psig General:Hot water boiler-Rated in btu/hour Steam boilers-Rated in evaporated lbs/hour
Referencing details	Dimensions and working pressure/temperatures
Cost information notes	-
rateable element	Boiler (Class 1 Table 1 including list of accessories)
non rateable element	(i) Process Boiler unless rateable under Class 4 Table 4 and passes "structure" tests
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	NB: add 15-20% for economiser and super heaters
Photo description	Typical Boilers
Photo notes	-
Photo1	

Photo2



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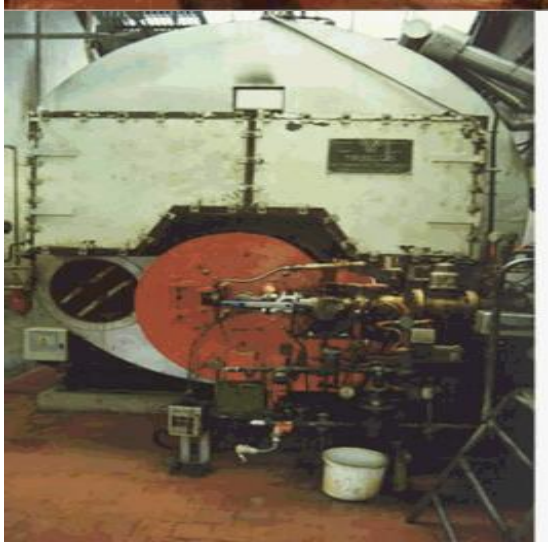

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Generic Category	Boilers
CG Code	202A34
Specific	High pressure - water tube
Descriptive	Class 1 Table 1 - including List of Accessories
Tech1	Evp lb/hr x 1000 600
Tech2	1200 Psig
Unit size	Each Plant/system
Unit of measurement	Each
ERC	£11,811,615
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Steam Boilers usually fired by gas or oil, which are capable of operation at high pressures. Natural gas, Waste gas, Gas oil, refuse or coal products may be utilised as fuel. The boilers usually have super heaters (to allow high pressure and temperatures to be reached) and economisers (to pre heat the feed water). Fired by oil or gas (see new coal dust burning boilers being installed) to usually heat the water in tubes in a drum. Steam boilers are usually high pressure. Steam taken under pressure to drive machines direct, and when pressure is let down to heat buildings or to be used in the process. Cost excludes flues, precipitators, foundations, fuel handling and civil engineering. Often capacity of boiler given expressed as lb/hour of steam raised i.e. that which a boiler can evaporate at full load output. Large boilers are designated in tonnes/hour e.g. 600 000 lb/hour 2 tonnes per hour The temperature at which the boiler operates should be noted e.g. 3500C and the pressure at which the steam is generated (e.g. 1500 psig) A small boiler will evaporate 2,000 lb/hour. A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking: 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour Often maximum ratings lb/hour are stated on the machine but this is NOT the normal working rating but the maximum allowing for safety margins. Calculate values on the working rate only but have a note of the maximum rate especially if it is substantially greater that the present operating rate. lb/sq inch This is the working pressure of the boiler and under 250lb/sq in is regarded as low pressure and over 300lb/sq in as high pressure. Low Pressure -Heating and process steam High Pressure-Driving (power) and process steam 1 Bar = 14.5 psig (at atmosphere) psig General:Hot water boiler-Rated in btu/hour Steam boilers-Rated in evaporated lbs/hour
Referencing details	Dimensions and working pressure/temperatures
Cost information notes	-
rateable element	Boiler (Class 1 Table 1 including list of accessories)
non rateable element	(i) Process Boiler unless rateable under Class 4 Table 4 and passes "structure" tests
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	NB: add 15-20% for economiser and super heaters
Photo description	Typical Boilers
Photo notes	-
Photo1	

Photo2

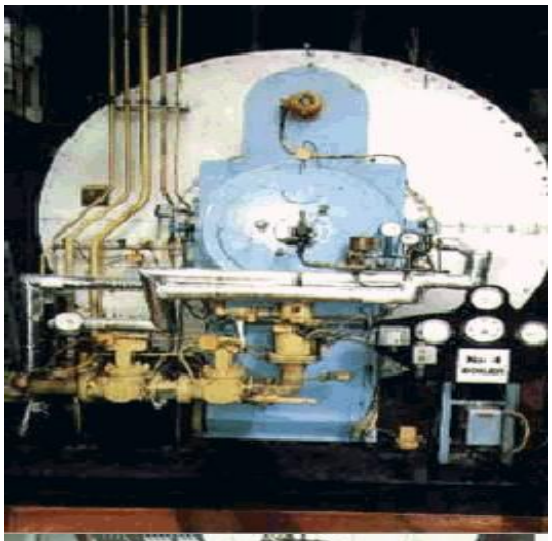
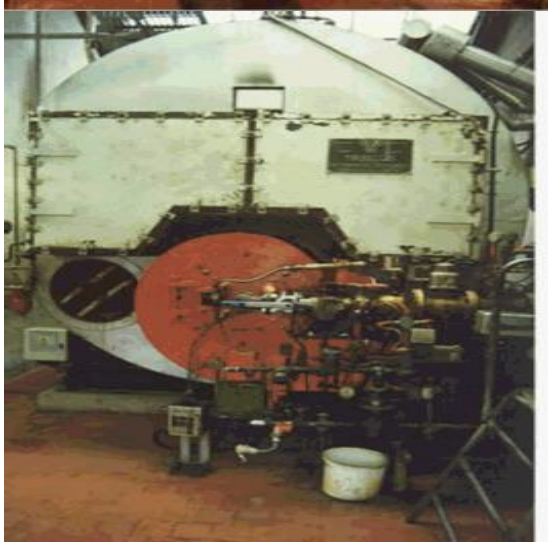


Photo3



Generic Category	Boilers	Back
CG Code	202A35	
Specific	High pressure - water tube	
Descriptive	Class 1 Table 1 - including List of Accessories	
Tech1	Evp lb/hr x 1000 600	
Tech2	1500 Psig	
Unit size	Each Plant/system	
Unit of measurement	Each	
ERC	£12,554,483	
Superseded codes	-	
Location factor	Considered Not Applicable at time of Publication	
Description	Steam Boilers usually fired by gas or oil, which are capable of operation at high pressures. Natural gas, Waste gas, Gas oil, refuse or coal products may be utilised as fuel. The boilers usually have super heaters (to allow high pressure and temperatures to be reached) and economisers (to pre heat the feed water). Fired by oil or gas (see new coal dust burning boilers being installed) to usually heat the water in tubes in a drum. Steam boilers are usually high pressure. Steam taken under pressure to drive machines direct, and when pressure is let down to heat buildings or to be used in the process. Cost excludes flues, precipitators, foundations, fuel handling and civil engineering. Often capacity of boiler given expressed as lb/hour of steam raised i.e. that which a boiler can evaporate at full load output. Large boilers are designated in tonnes/hour e.g. 600 000 lb/hour 2 tonnes per hour The temperature at which the boiler operates should be noted e.g. 3500C and the pressure at which the steam is generated (e.g. 1500 psig) A small boiler will evaporate 2,000 lb/hour. A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking: 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour Often maximum ratings lb/hour are stated on the machine but this is NOT the normal working rating but the maximum allowing for safety margins. Calculate values on the working rate only but have a note of the maximum rate especially if it is substantially greater that the present operating rate. lb/sq inch This is the working pressure of the boiler and under 250lb/sq in is regarded as low pressure and over 300lb/sq in as high pressure. Low Pressure -Heating and process steam High Pressure-Driving (power) and process steam 1 Bar = 14.5 psig (at atmosphere) psig General:Hot water boiler-Rated in btu/hour Steam boilers-Rated in evaporated lbs/hour	
Referencing details	Dimensions and working pressure/temperatures	
Cost information notes	-	
rateable element	Boiler (Class 1 Table 1 including list of accessories)	
non rateable element	(i) Process Boiler unless rateable under Class 4 Table 4 and passes "structure" tests	
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters	

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	NB: add 15-20% for economiser and super heaters
Photo description	Typical Boilers
Photo notes	-
Photo1	

Photo2

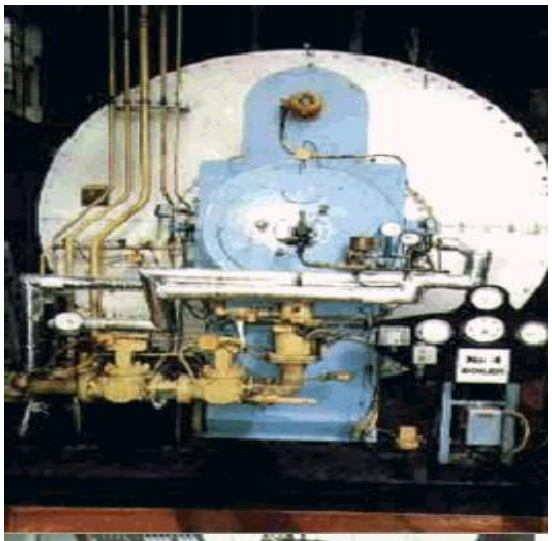
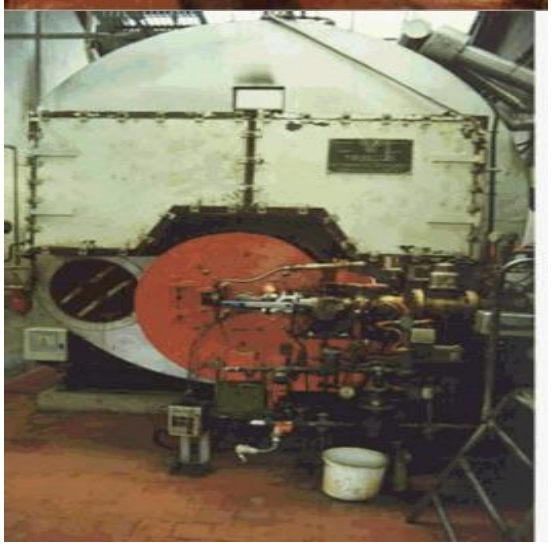


Photo3



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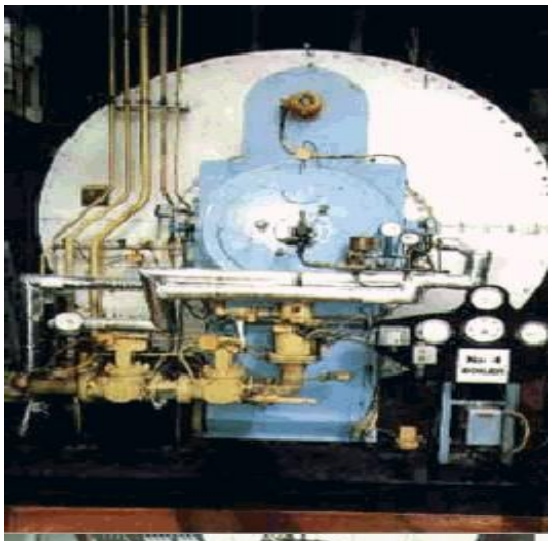
Generic Category	Boilers
CG Code	202A36
Specific	High pressure - water tube
Descriptive	Class 1 Table 1 - including List of Accessories
Tech1	Evp lb/hr x 1000 600
Tech2	1800 Psig
Unit size	Each Plant/system
Unit of measurement	Each
ERC	£13,163,636
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Steam Boilers usually fired by gas or oil, which are capable of operation at high pressures. Natural gas, Waste gas, Gas oil, refuse or coal products may be utilised as fuel. The boilers usually have super heaters (to allow high pressure and temperatures to be reached) and economisers (to pre heat the feed water). Fired by oil or gas (see new coal dust burning boilers being installed) to usually heat the water in tubes in a drum. Steam boilers are usually high pressure. Steam taken under pressure to drive machines direct, and when pressure is let down to heat buildings or to be used in the process. Cost excludes flues, precipitators, foundations, fuel handling and civil engineering. Often capacity of boiler given expressed as lb/hour of steam raised i.e. that which a boiler can evaporate at full load output. Large boilers are designated in tonnes/hour e.g. 600 000 lb/hour 2 tonnes per hour The temperature at which the boiler operates should be noted e.g. 3500C and the pressure at which the steam is generated (e.g. 1500 psig) A small boiler will evaporate 2,000 lb/hour. A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking: 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour Often maximum ratings lb/hour are stated on the machine but this is NOT the normal working rating but the maximum allowing for safety margins. Calculate values on the working rate only but have a note of the maximum rate especially if it is substantially greater that the present operating rate. lb/sq inch This is the working pressure of the boiler and under 250lb/sq in is regarded as low pressure and over 300lb/sq in as high pressure. Low Pressure -Heating and process steam High Pressure-Driving (power) and process steam 1 Bar = 14.5 psig (at atmosphere) psig General:Hot water boiler-Rated in btu/hour Steam boilers-Rated in evaporated lbs/hour
Referencing details	Dimensions and working pressure/temperatures
Cost information notes	-
rateable element	Boiler (Class 1 Table 1 including list of accessories)
non rateable element	(i) Process Boiler unless rateable under Class 4 Table 4 and passes "structure" tests
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	NB: add 15-20% for economiser and super heaters
Photo description	Typical Boilers
Photo notes	-
Photo1	

Photo2



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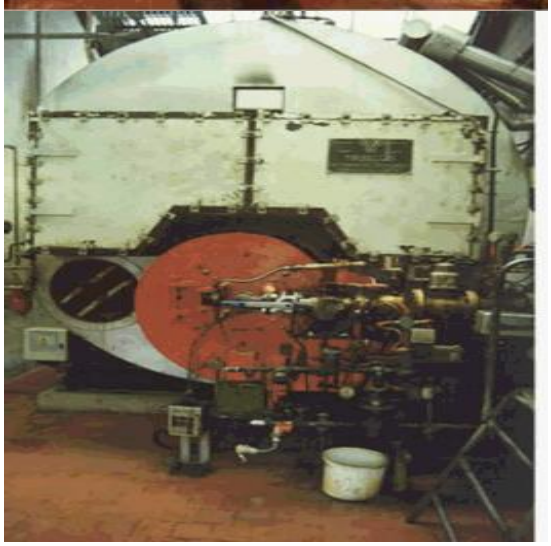

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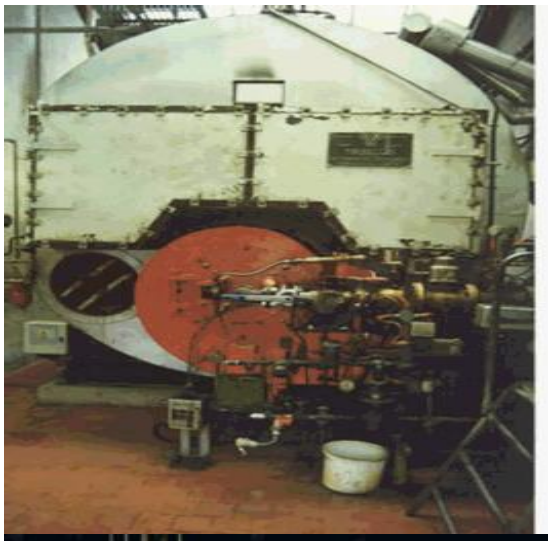
Generic Category	Boilers
CG Code	202A43
Specific	High pressure - water tube
Descriptive	Class 4 Table 4 element only
Tech1	Evp 100,000 lb/hr
Tech2	600 Psig
Unit size	Each Plant/system
Unit of measurement	Each
ERC	£3,259,864
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Steam Boilers usually fired by gas or oil, which are capable of operation at high pressures. Natural gas, Waste gas, Gas oil, refuse or coal products may be utilised as fuel. The boilers usually have super heaters (to allow high pressure and temperatures to be reached) and economisers (to pre heat the feed water). Fired by oil or gas (see new coal dust burning boilers being installed) to usually heat the water in tubes in a drum. Steam boilers are usually high pressure. Steam taken under pressure to drive machines direct, and when pressure is let down to heat buildings or to be used in the process. Cost excludes flues, precipitators, foundations, fuel handling and civil engineering. Often capacity of boiler given expressed as 1lb/hour of steam raised i.e. that which a boiler can evaporate at full load output. Large boilers are designated in tonnes/hour e.g. 600 000 lb/hour 2 tonnes per hour The temperature at which the boiler operates should be noted e.g. 3500C and the pressure at which the steam is generated (e.g. 1500 psig) A small boiler will evaporate 2,000 lb/hour A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking: 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour
Referencing details	"This particular item will normally be encountered in service as a 'process' boiler, providing heat in the form of steam for manufacturing processes. But it is possible that it may have multiple functions: If it produces steam to drive a steam turbine it could be rateable within Class 1, as being mainly used for 'power'. If it produces steam to heat the buildings that make up the hereditament it could be rateable within Class 2, as a service 'to' the hereditament. If it is mainly used as a 'process' boiler, it could be rateable within Class 4, but only if it passes the Class 4 'structure' tests."
Cost information notes	-
rateable element	Boiler (Class 4 Table 4) structural part of Boiler only
non rateable element	Process Boiler unless rateable under Class 4 Table 4
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Costs stated are for the Rateable Class 4 Table 4 element only
Photo description	Typical Boilers
Photo notes	-
Photo1	

Photo2



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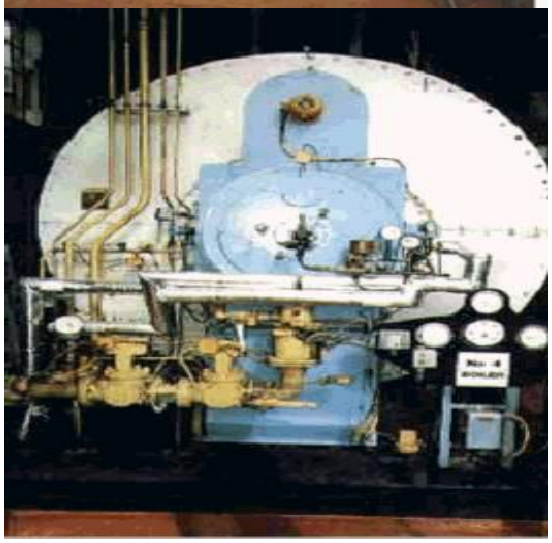

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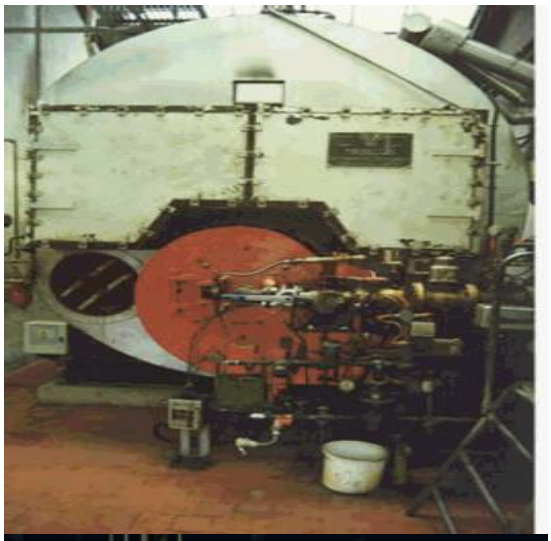
Generic Category	Boilers
CG Code	202A44
Specific	High pressure - water tube
Descriptive	Class 4 Table 4 element only
Tech1	Evp 100,000 lb/hr
Tech2	900 Psig
Unit size	Each Plant/system
Unit of measurement	Each
ERC	£4,418,770
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Steam Boilers usually fired by gas or oil, which are capable of operation at high pressures. Natural gas, Waste gas, Gas oil, refuse or coal products may be utilised as fuel. The boilers usually have super heaters (to allow high pressure and temperatures to be reached) and economisers (to pre heat the feed water). Fired by oil or gas (see new coal dust burning boilers being installed) to usually heat the water in tubes in a drum. Steam boilers are usually high pressure. Steam taken under pressure to drive machines direct, and when pressure is let down to heat buildings or to be used in the process. Cost excludes flues, precipitators, foundations, fuel handling and civil engineering. Often capacity of boiler given expressed as lb/hour of steam raised i.e. that which a boiler can evaporate at full load output. Large boilers are designated in tonnes/hour e.g. 600 000 lb/hour 2 tonnes per hour The temperature at which the boiler operates should be noted e.g. 3500C and the pressure at which the steam is generated (e.g. 1500 psig) A small boiler will evaporate 2,000 lb/hour A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking: 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour
Referencing details	"This particular item will normally be encountered in service as a 'process' boiler, providing heat in the form of steam for manufacturing processes. But it is possible that it may have multiple functions: If it produces steam to drive a steam turbine it could be rateable within Class 1, as being mainly used for 'power'. If it produces steam to heat the buildings that make up the hereditament it could be rateable within Class 2, as a service 'to' the hereditament. If it is mainly used as a 'process' boiler, it could be rateable within Class 4, but only if it passes the Class 4 'structure' tests."
Cost information notes	-
rateable element	Boiler (Class 4 Table 4) structural part of Boiler only
non rateable element	Process Boiler unless rateable under Class 4 Table 4
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Costs stated are for the Rateable Class 4 Table 4 element only
Photo description	Typical Boilers
Photo notes	-
Photo1	

Photo2



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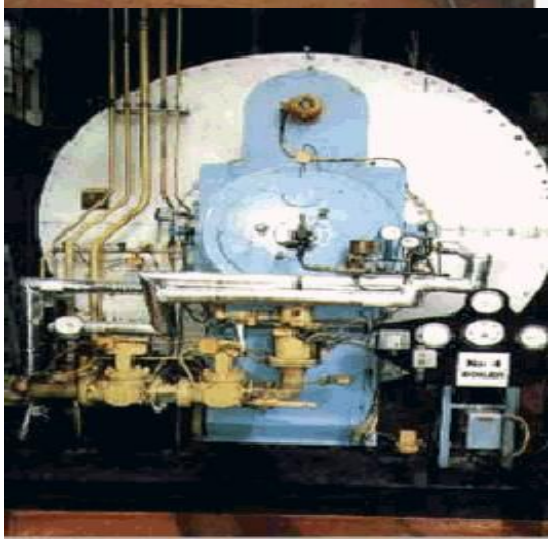

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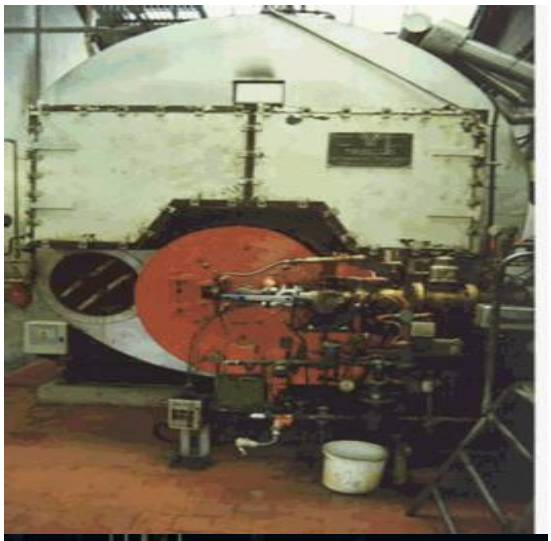
Generic Category	Boilers
CG Code	202A46
Specific	High pressure - water tube
Descriptive	Class 4 Table 4 element only
Tech1	Evp 150,000 lb/hr
Tech2	600 Psig
Unit size	Each Plant/system
Unit of measurement	Each
ERC	£4,141,619
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Steam Boilers usually fired by gas or oil, which are capable of operation at high pressures. Natural gas, Waste gas, Gas oil, refuse or coal products may be utilised as fuel. The boilers usually have super heaters (to allow high pressure and temperatures to be reached) and economisers (to pre heat the feed water). Fired by oil or gas (see new coal dust burning boilers being installed) to usually heat the water in tubes in a drum. Steam boilers are usually high pressure. Steam taken under pressure to drive machines direct, and when pressure is let down to heat buildings or to be used in the process. Cost excludes flues, precipitators, foundations, fuel handling and civil engineering. Often capacity of boiler given expressed as lb/hour of steam raised i.e. that which a boiler can evaporate at full load output. Large boilers are designated in tonnes/hour e.g. 600 000 lb/hour 2 tonnes per hour The temperature at which the boiler operates should be noted e.g. 3500C and the pressure at which the steam is generated (e.g. 1500 psig) A small boiler will evaporate 2,000 lb/hour A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking: 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour
Referencing details	"This particular item will normally be encountered in service as a 'process' boiler, providing heat in the form of steam for manufacturing processes. But it is possible that it may have multiple functions: If it produces steam to drive a steam turbine it could be rateable within Class 1, as being mainly used for 'power'. If it produces steam to heat the buildings that make up the hereditament it could be rateable within Class 2, as a service 'to' the hereditament. If it is mainly used as a 'process' boiler, it could be rateable within Class 4, but only if it passes the Class 4 'structure' tests."
Cost information notes	-
rateable element	Boiler (Class 4 Table 4) structural part of Boiler only
non rateable element	Process Boiler unless rateable under Class 4 Table 4
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Costs stated are for the Rateable Class 4 Table 4 element only
Photo description	Typical Boilers
Photo notes	-
Photo1	

Photo2



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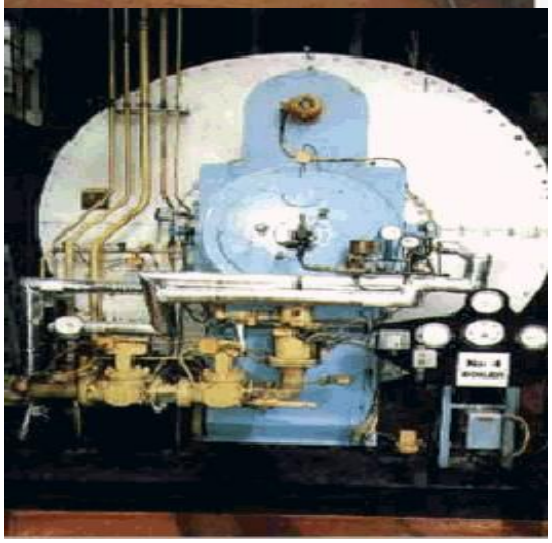

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Generic Category	Boilers
CG Code	202A47
Specific	High pressure - water tube
Descriptive	Class 4 Table 4 element only
Tech1	Evp 150,000 lb/hr
Tech2	900 Psig
Unit size	Each Plant/system
Unit of measurement	Each
ERC	£4,419,750
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Steam Boilers usually fired by gas or oil, which are capable of operation at high pressures. Natural gas, Waste gas, Gas oil, refuse or coal products may be utilised as fuel. The boilers usually have super heaters (to allow high pressure and temperatures to be reached) and economisers (to pre heat the feed water). Fired by oil or gas (see new coal dust burning boilers being installed) to usually heat the water in tubes in a drum. Steam boilers are usually high pressure. Steam taken under pressure to drive machines direct, and when pressure is let down to heat buildings or to be used in the process. Cost excludes flues, precipitators, foundations, fuel handling and civil engineering. Often capacity of boiler given expressed as lb/hour of steam raised i.e. that which a boiler can evaporate at full load output. Large boilers are designated in tonnes/hour e.g. 600 000 lb/hour 2 tonnes per hour The temperature at which the boiler operates should be noted e.g. 3500C and the pressure at which the steam is generated (e.g. 1500 psig) A small boiler will evaporate 2,000 lb/hour A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking: 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour
Referencing details	"This particular item will normally be encountered in service as a 'process' boiler, providing heat in the form of steam for manufacturing processes. But it is possible that it may have multiple functions: If it produces steam to drive a steam turbine it could be rateable within Class 1, as being mainly used for 'power'. If it produces steam to heat the buildings that make up the hereditament it could be rateable within Class 2, as a service 'to' the hereditament. If it is mainly used as a 'process' boiler, it could be rateable within Class 4, but only if it passes the Class 4 'structure' tests."
Cost information notes	-
rateable element	Boiler (Class 4 Table 4) structural part of Boiler only
non rateable element	Process Boiler unless rateable under Class 4 Table 4
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Costs stated are for the Rateable Class 4 Table 4 element only
Photo description	Typical Boilers
Photo notes	-
Photo1	

Photo2

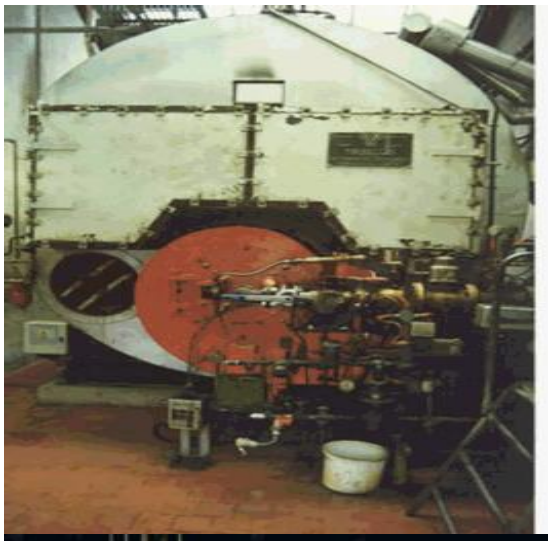
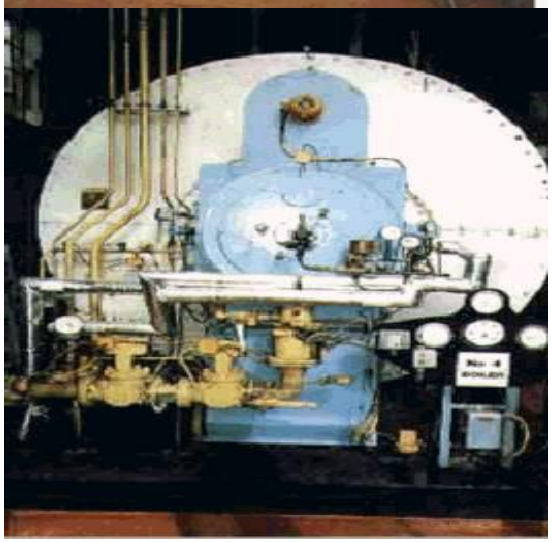


Photo3



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Generic Category	Boilers
CG Code	202A49
Specific	High pressure - water tube
Descriptive	Class 4 Table 4 element only
Tech1	Evp 200,000 lb/hr
Tech2	600 Psig
Unit size	Each Plant/system
Unit of measurement	Each
ERC	£4,633,029
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Steam Boilers usually fired by gas or oil, which are capable of operation at high pressures. Natural gas, Waste gas, Gas oil, refuse or coal products may be utilised as fuel. The boilers usually have super heaters (to allow high pressure and temperatures to be reached) and economisers (to pre heat the feed water). Fired by oil or gas (see new coal dust burning boilers being installed) to usually heat the water in tubes in a drum. Steam boilers are usually high pressure. Steam taken under pressure to drive machines direct, and when pressure is let down to heat buildings or to be used in the process. Cost excludes flues, precipitators, foundations, fuel handling and civil engineering. Often capacity of boiler given expressed as lb/hour of steam raised i.e. that which a boiler can evaporate at full load output. Large boilers are designated in tonnes/hour e.g. 600 000 lb/hour 2 tonnes per hour The temperature at which the boiler operates should be noted e.g. 3500C and the pressure at which the steam is generated (e.g. 1500 psig) A small boiler will evaporate 2,000 lb/hour A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking: 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour
Referencing details	"This particular item will normally be encountered in service as a 'process' boiler, providing heat in the form of steam for manufacturing processes. But it is possible that it may have multiple functions: If it produces steam to drive a steam turbine it could be rateable within Class 1, as being mainly used for 'power'. If it produces steam to heat the buildings that make up the hereditament it could be rateable within Class 2, as a service 'to' the hereditament. If it is mainly used as a 'process' boiler, it could be rateable within Class 4, but only if it passes the Class 4 'structure' tests."
Cost information notes	-
rateable element	Boiler (Class 4 Table 4) structural part of Boiler only
non rateable element	Process Boiler unless rateable under Class 4 Table 4
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Costs stated are for the Rateable Class 4 Table 4 element only
Photo description	Typical Boilers
Photo notes	-
Photo1	

Photo2

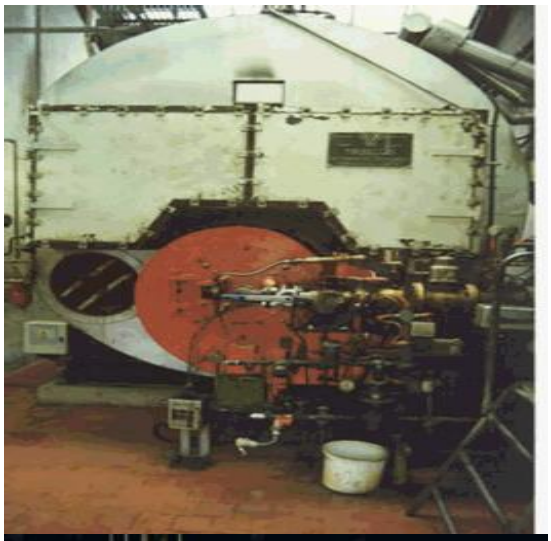
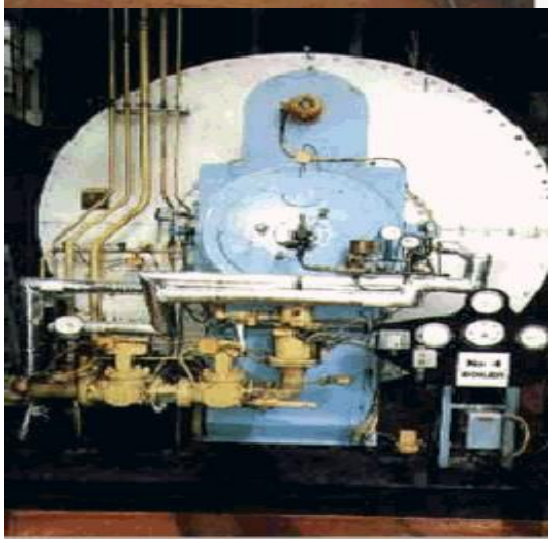


Photo3



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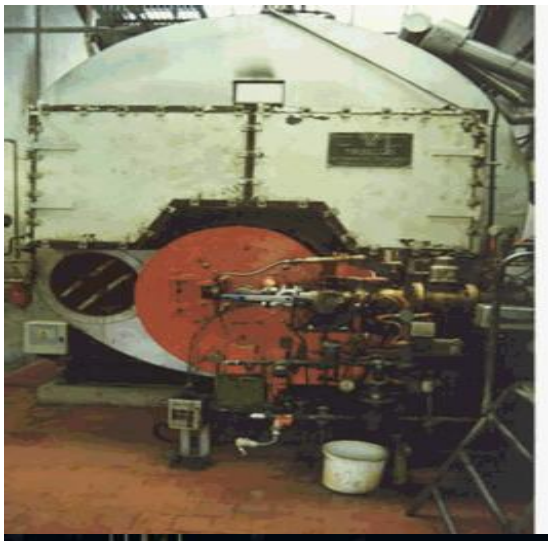
Generic Category	Boilers
CG Code	202A50
Specific	High pressure - water tube
Descriptive	Class 4 Table 4 element only
Tech1	Evp 200,000 lb/hr
Tech2	900 Psig
Unit size	Each Plant/system
Unit of measurement	Each
ERC	£4,876,971
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Steam Boilers usually fired by gas or oil, which are capable of operation at high pressures. Natural gas, Waste gas, Gas oil, refuse or coal products may be utilised as fuel. The boilers usually have super heaters (to allow high pressure and temperatures to be reached) and economisers (to pre heat the feed water). Fired by oil or gas (see new coal dust burning boilers being installed) to usually heat the water in tubes in a drum. Steam boilers are usually high pressure. Steam taken under pressure to drive machines direct, and when pressure is let down to heat buildings or to be used in the process. Cost excludes flues, precipitators, foundations, fuel handling and civil engineering. Often capacity of boiler given expressed as lb/hour of steam raised i.e. that which a boiler can evaporate at full load output. Large boilers are designated in tonnes/hour e.g. 600 000 lb/hour 2 tonnes per hour The temperature at which the boiler operates should be noted e.g. 3500C and the pressure at which the steam is generated (e.g. 1500 psig) A small boiler will evaporate 2,000 lb/hour A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking: 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour
Referencing details	"This particular item will normally be encountered in service as a 'process' boiler, providing heat in the form of steam for manufacturing processes. But it is possible that it may have multiple functions: If it produces steam to drive a steam turbine it could be rateable within Class 1, as being mainly used for 'power'. If it produces steam to heat the buildings that make up the hereditament it could be rateable within Class 2, as a service 'to' the hereditament. If it is mainly used as a 'process' boiler, it could be rateable within Class 4, but only if it passes the Class 4 'structure' tests."
Cost information notes	-
rateable element	Boiler (Class 4 Table 4) structural part of Boiler only
non rateable element	Process Boiler unless rateable under Class 4 Table 4
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Costs stated are for the Rateable Class 4 Table 4 element only
Photo description	Typical Boilers
Photo notes	-
Photo1	

Photo2



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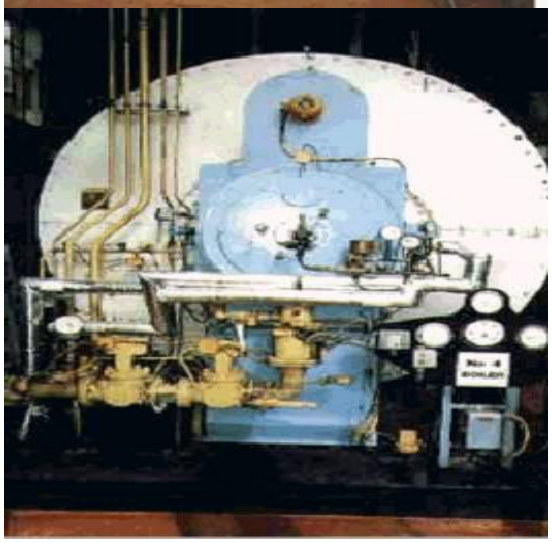

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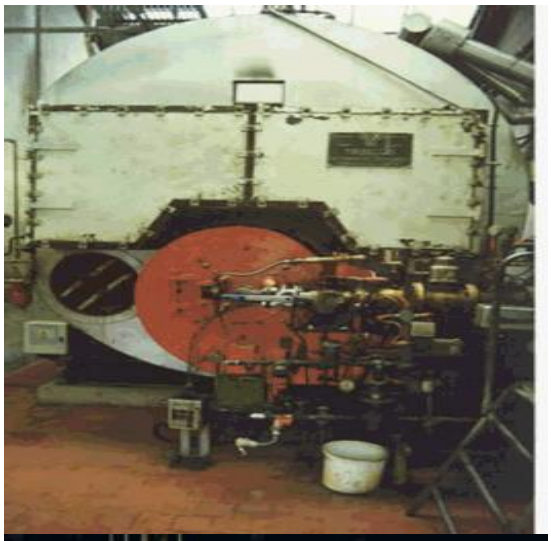
Generic Category	Boilers
CG Code	202A52
Specific	High pressure - water tube
Descriptive	Class 4 Table 4 element only
Tech1	Evp 250,000 lb/hr
Tech2	600 Psig
Unit size	Each Plant/system
Unit of measurement	Each
ERC	£4,667,393
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Steam Boilers usually fired by gas or oil, which are capable of operation at high pressures. Natural gas, Waste gas, Gas oil, refuse or coal products may be utilised as fuel. The boilers usually have super heaters (to allow high pressure and temperatures to be reached) and economisers (to pre heat the feed water). Fired by oil or gas (see new coal dust burning boilers being installed) to usually heat the water in tubes in a drum. Steam boilers are usually high pressure. Steam taken under pressure to drive machines direct, and when pressure is let down to heat buildings or to be used in the process. Cost excludes flues, precipitators, foundations, fuel handling and civil engineering. Often capacity of boiler given expressed as lb/hour of steam raised i.e. that which a boiler can evaporate at full load output. Large boilers are designated in tonnes/hour e.g. 600 000 lb/hour 2 tonnes per hour The temperature at which the boiler operates should be noted e.g. 3500C and the pressure at which the steam is generated (e.g. 1500 psig) A small boiler will evaporate 2,000 lb/hour A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking: 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour
Referencing details	"This particular item will normally be encountered in service as a 'process' boiler, providing heat in the form of steam for manufacturing processes. But it is possible that it may have multiple functions: If it produces steam to drive a steam turbine it could be rateable within Class 1, as being mainly used for 'power'. If it produces steam to heat the buildings that make up the hereditament it could be rateable within Class 2, as a service 'to' the hereditament. If it is mainly used as a 'process' boiler, it could be rateable within Class 4, but only if it passes the Class 4 'structure' tests."
Cost information notes	-
rateable element	Boiler (Class 4 Table 4) structural part of Boiler only
non rateable element	Process Boiler unless rateable under Class 4 Table 4
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Costs stated are for the Rateable Class 4 Table 4 element only
Photo description	Typical Boilers
Photo notes	-
Photo1	

Photo2



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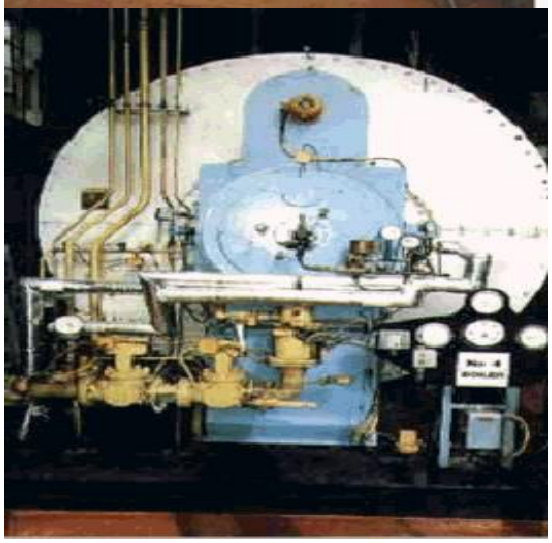

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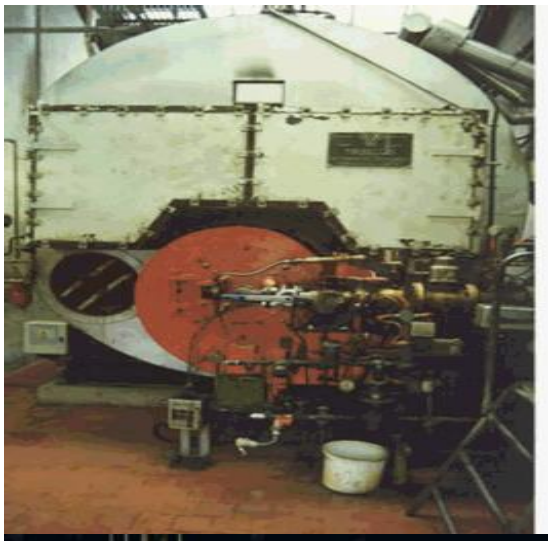
Generic Category	Boilers
CG Code	202A53
Specific	High pressure - water tube
Descriptive	Class 4 Table 4 element only
Tech1	Evp 250,000 lb/hr
Tech2	900 Psig
Unit size	Each Plant/system
Unit of measurement	Each
ERC	£4,819,808
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Steam Boilers usually fired by gas or oil, which are capable of operation at high pressures. Natural gas, Waste gas, Gas oil, refuse or coal products may be utilised as fuel. The boilers usually have super heaters (to allow high pressure and temperatures to be reached) and economisers (to pre heat the feed water). Fired by oil or gas (see new coal dust burning boilers being installed) to usually heat the water in tubes in a drum. Steam boilers are usually high pressure. Steam taken under pressure to drive machines direct, and when pressure is let down to heat buildings or to be used in the process. Cost excludes flues, precipitators, foundations, fuel handling and civil engineering. Often capacity of boiler given expressed as lb/hour of steam raised i.e. that which a boiler can evaporate at full load output. Large boilers are designated in tonnes/hour e.g. 600 000 lb/hour 2 tonnes per hour The temperature at which the boiler operates should be noted e.g. 3500C and the pressure at which the steam is generated (e.g. 1500 psig) A small boiler will evaporate 2,000 lb/hour A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking: 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour
Referencing details	"This particular item will normally be encountered in service as a 'process' boiler, providing heat in the form of steam for manufacturing processes. But it is possible that it may have multiple functions: If it produces steam to drive a steam turbine it could be rateable within Class 1, as being mainly used for 'power'. If it produces steam to heat the buildings that make up the hereditament it could be rateable within Class 2, as a service 'to' the hereditament. If it is mainly used as a 'process' boiler, it could be rateable within Class 4, but only if it passes the Class 4 'structure' tests."
Cost information notes	-
rateable element	Boiler (Class 4 Table 4) structural part of Boiler only
non rateable element	Process Boiler unless rateable under Class 4 Table 4
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Costs stated are for the Rateable Class 4 Table 4 element only
Photo description	Typical Boilers
Photo notes	-
Photo1	

Photo2



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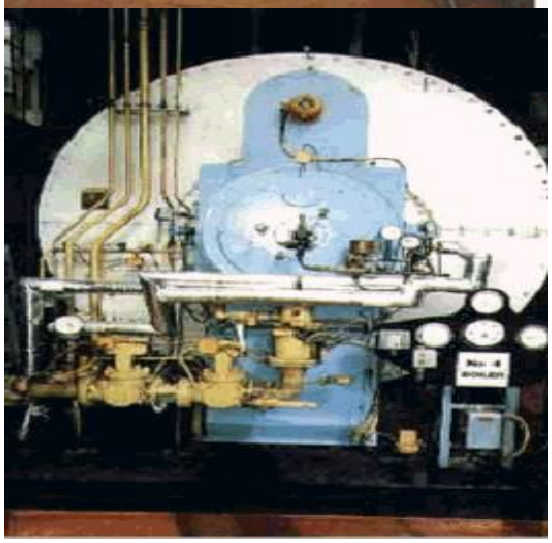

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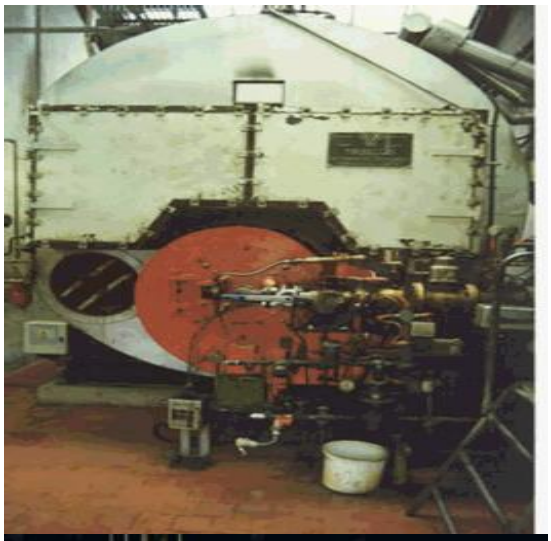
Generic Category	Boilers
CG Code	202A54
Specific	High pressure - water tube
Descriptive	Class 4 Table 4 element only
Tech1	Evp 250,000 lb/hr
Tech2	1200 Psig
Unit size	Each Plant/system
Unit of measurement	Each
ERC	£8,029,201
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Steam Boilers usually fired by gas or oil, which are capable of operation at high pressures. Natural gas, Waste gas, Gas oil, refuse or coal products may be utilised as fuel. The boilers usually have super heaters (to allow high pressure and temperatures to be reached) and economisers (to pre heat the feed water). Fired by oil or gas (see new coal dust burning boilers being installed) to usually heat the water in tubes in a drum. Steam boilers are usually high pressure. Steam taken under pressure to drive machines direct, and when pressure is let down to heat buildings or to be used in the process. Cost excludes flues, precipitators, foundations, fuel handling and civil engineering. Often capacity of boiler given expressed as lb/hour of steam raised i.e. that which a boiler can evaporate at full load output. Large boilers are designated in tonnes/hour e.g. 600 000 lb/hour 2 tonnes per hour The temperature at which the boiler operates should be noted e.g. 3500C and the pressure at which the steam is generated (e.g. 1500 psig) A small boiler will evaporate 2,000 lb/hour A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking: 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour
Referencing details	"This particular item will normally be encountered in service as a 'process' boiler, providing heat in the form of steam for manufacturing processes. But it is possible that it may have multiple functions: If it produces steam to drive a steam turbine it could be rateable within Class 1, as being mainly used for 'power'. If it produces steam to heat the buildings that make up the hereditament it could be rateable within Class 2, as a service 'to' the hereditament. If it is mainly used as a 'process' boiler, it could be rateable within Class 4, but only if it passes the Class 4 'structure' tests."
Cost information notes	-
rateable element	Boiler (Class 4 Table 4) structural part of Boiler only
non rateable element	Process Boiler unless rateable under Class 4 Table 4
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Costs stated are for the Rateable Class 4 Table 4 element only
Photo description	Typical Boilers
Photo notes	-
Photo1	

Photo2



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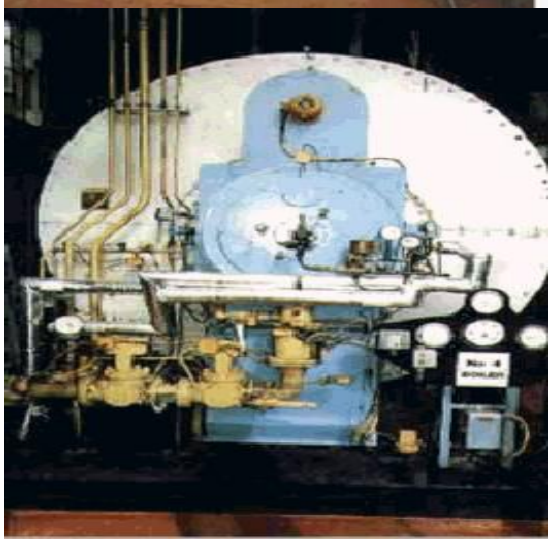

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Generic Category	Boilers
CG Code	202A55
Specific	High pressure - water tube
Descriptive	Class 4 Table 4 element only
Tech1	Evp 300,000 lb/hr
Tech2	900 Psig
Unit size	Each Plant/system
Unit of measurement	Each
ERC	£5,616,088
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Steam Boilers usually fired by gas or oil, which are capable of operation at high pressures. Natural gas, Waste gas, Gas oil, refuse or coal products may be utilised as fuel. The boilers usually have super heaters (to allow high pressure and temperatures to be reached) and economisers (to pre heat the feed water). Fired by oil or gas (see new coal dust burning boilers being installed) to usually heat the water in tubes in a drum. Steam boilers are usually high pressure. Steam taken under pressure to drive machines direct, and when pressure is let down to heat buildings or to be used in the process. Cost excludes flues, precipitators, foundations, fuel handling and civil engineering. Often capacity of boiler given expressed as lb/hour of steam raised i.e. that which a boiler can evaporate at full load output. Large boilers are designated in tonnes/hour e.g. 600 000 lb/hour 2 tonnes per hour The temperature at which the boiler operates should be noted e.g. 3500C and the pressure at which the steam is generated (e.g. 1500 psig) A small boiler will evaporate 2,000 lb/hour A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking: 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour
Referencing details	"This particular item will normally be encountered in service as a 'process' boiler, providing heat in the form of steam for manufacturing processes. But it is possible that it may have multiple functions: If it produces steam to drive a steam turbine it could be rateable within Class 1, as being mainly used for 'power'. If it produces steam to heat the buildings that make up the hereditament it could be rateable within Class 2, as a service 'to' the hereditament. If it is mainly used as a 'process' boiler, it could be rateable within Class 4, but only if it passes the Class 4 'structure' tests."
Cost information notes	-
rateable element	Boiler (Class 4 Table 4) structural part of Boiler only
non rateable element	Process Boiler unless rateable under Class 4 Table 4
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Costs stated are for the Rateable Class 4 Table 4 element only
Photo description	Typical Boilers
Photo notes	-
Photo1	

Photo2

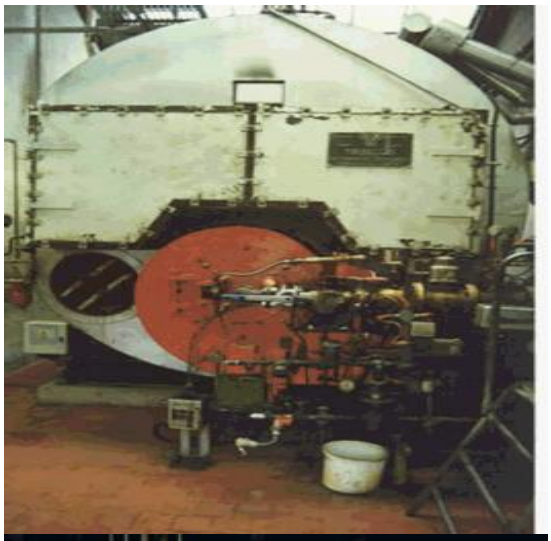
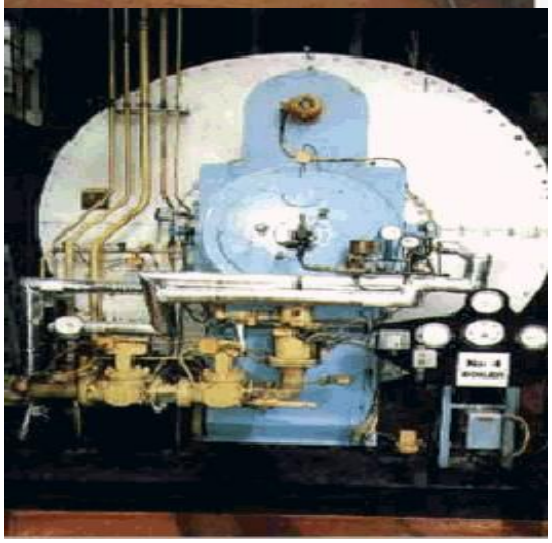


Photo3



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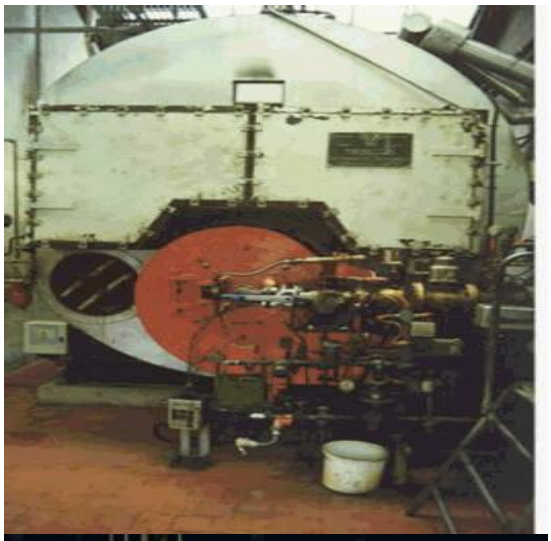
Generic Category	Boilers
CG Code	202A56
Specific	High pressure - water tube
Descriptive	Class 4 Table 4 element only
Tech1	Evp 300,000 lb/hr
Tech2	1200 Psig
Unit size	Each Plant/system
Unit of measurement	Each
ERC	£9,151,941
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Steam Boilers usually fired by gas or oil, which are capable of operation at high pressures. Natural gas, Waste gas, Gas oil, refuse or coal products may be utilised as fuel. The boilers usually have super heaters (to allow high pressure and temperatures to be reached) and economisers (to pre heat the feed water). Fired by oil or gas (see new coal dust burning boilers being installed) to usually heat the water in tubes in a drum. Steam boilers are usually high pressure. Steam taken under pressure to drive machines direct, and when pressure is let down to heat buildings or to be used in the process. Cost excludes flues, precipitators, foundations, fuel handling and civil engineering. Often capacity of boiler given expressed as lb/hour of steam raised i.e. that which a boiler can evaporate at full load output. Large boilers are designated in tonnes/hour e.g. 600 000 lb/hour 2 tonnes per hour The temperature at which the boiler operates should be noted e.g. 3500C and the pressure at which the steam is generated (e.g. 1500 psig) A small boiler will evaporate 2,000 lb/hour A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking: 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour
Referencing details	"This particular item will normally be encountered in service as a 'process' boiler, providing heat in the form of steam for manufacturing processes. But it is possible that it may have multiple functions: If it produces steam to drive a steam turbine it could be rateable within Class 1, as being mainly used for 'power'. If it produces steam to heat the buildings that make up the hereditament it could be rateable within Class 2, as a service 'to' the hereditament. If it is mainly used as a 'process' boiler, it could be rateable within Class 4, but only if it passes the Class 4 'structure' tests."
Cost information notes	-
rateable element	Boiler (Class 4 Table 4) structural part of Boiler only
non rateable element	Process Boiler unless rateable under Class 4 Table 4
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Costs stated are for the Rateable Class 4 Table 4 element only
Photo description	Typical Boilers
Photo notes	-
Photo1	

Photo2



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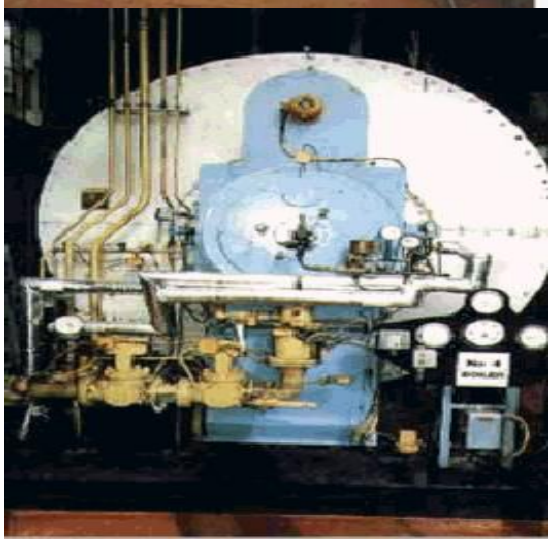

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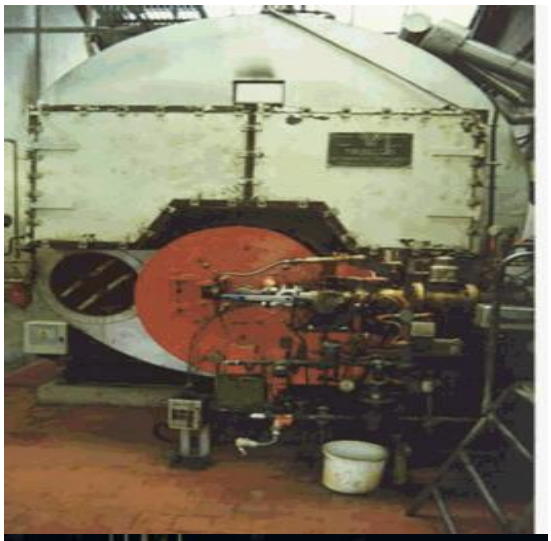
Generic Category	Boilers
CG Code	202A57
Specific	High pressure - water tube
Descriptive	Class 4 Table 4 element only
Tech1	Evp 300,000 lb/hr
Tech2	1500 Psig
Unit size	Each Plant/system
Unit of measurement	Each
ERC	£9,792,032
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Steam Boilers usually fired by gas or oil, which are capable of operation at high pressures. Natural gas, Waste gas, Gas oil, refuse or coal products may be utilised as fuel. The boilers usually have super heaters (to allow high pressure and temperatures to be reached) and economisers (to pre heat the feed water). Fired by oil or gas (see new coal dust burning boilers being installed) to usually heat the water in tubes in a drum. Steam boilers are usually high pressure. Steam taken under pressure to drive machines direct, and when pressure is let down to heat buildings or to be used in the process. Cost excludes flues, precipitators, foundations, fuel handling and civil engineering. Often capacity of boiler given expressed as lb/hour of steam raised i.e. that which a boiler can evaporate at full load output. Large boilers are designated in tonnes/hour e.g. 600 000 lb/hour 2 tonnes per hour The temperature at which the boiler operates should be noted e.g. 3500C and the pressure at which the steam is generated (e.g. 1500 psig) A small boiler will evaporate 2,000 lb/hour A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking: 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour
Referencing details	"This particular item will normally be encountered in service as a 'process' boiler, providing heat in the form of steam for manufacturing processes. But it is possible that it may have multiple functions: If it produces steam to drive a steam turbine it could be rateable within Class 1, as being mainly used for 'power'. If it produces steam to heat the buildings that make up the hereditament it could be rateable within Class 2, as a service 'to' the hereditament. If it is mainly used as a 'process' boiler, it could be rateable within Class 4, but only if it passes the Class 4 'structure' tests."
Cost information notes	-
rateable element	Boiler (Class 4 Table 4) structural part of Boiler only
non rateable element	Process Boiler unless rateable under Class 4 Table 4
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Costs stated are for the Rateable Class 4 Table 4 element only
Photo description	Typical Boilers
Photo notes	-
Photo1	

Photo2



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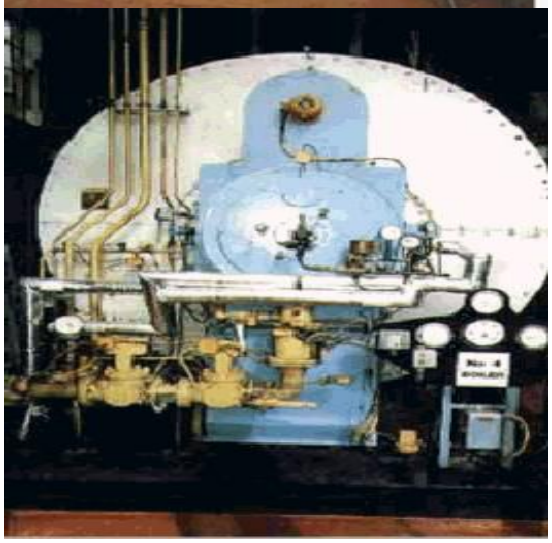

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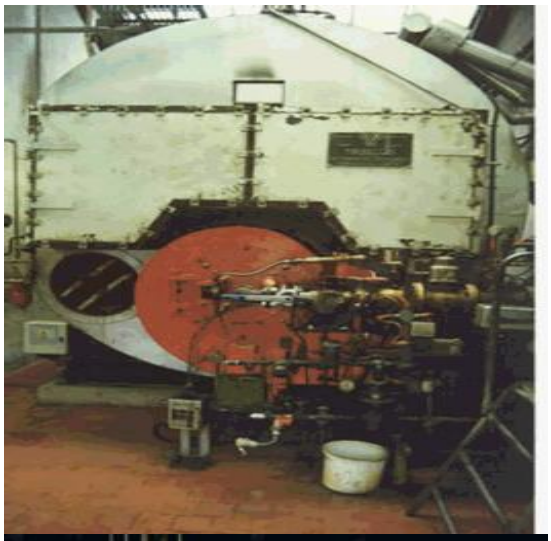
Generic Category	Boilers
CG Code	202A58
Specific	High pressure - water tube
Descriptive	Class 4 Table 4 element only
Tech1	Evp 300,000 lb/hr
Tech2	1800 Psig
Unit size	Each Plant/system
Unit of measurement	Each
ERC	£10,439,796
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Steam Boilers usually fired by gas or oil, which are capable of operation at high pressures. Natural gas, Waste gas, Gas oil, refuse or coal products may be utilised as fuel. The boilers usually have super heaters (to allow high pressure and temperatures to be reached) and economisers (to pre heat the feed water). Fired by oil or gas (see new coal dust burning boilers being installed) to usually heat the water in tubes in a drum. Steam boilers are usually high pressure. Steam taken under pressure to drive machines direct, and when pressure is let down to heat buildings or to be used in the process. Cost excludes flues, precipitators, foundations, fuel handling and civil engineering. Often capacity of boiler given expressed as lb/hour of steam raised i.e. that which a boiler can evaporate at full load output. Large boilers are designated in tonnes/hour e.g. 600 000 lb/hour 2 tonnes per hour The temperature at which the boiler operates should be noted e.g. 3500C and the pressure at which the steam is generated (e.g. 1500 psig) A small boiler will evaporate 2,000 lb/hour A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking: 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour
Referencing details	"This particular item will normally be encountered in service as a 'process' boiler, providing heat in the form of steam for manufacturing processes. But it is possible that it may have multiple functions: If it produces steam to drive a steam turbine it could be rateable within Class 1, as being mainly used for 'power'. If it produces steam to heat the buildings that make up the hereditament it could be rateable within Class 2, as a service 'to' the hereditament. If it is mainly used as a 'process' boiler, it could be rateable within Class 4, but only if it passes the Class 4 'structure' tests."
Cost information notes	-
rateable element	Boiler (Class 4 Table 4) structural part of Boiler only
non rateable element	Process Boiler unless rateable under Class 4 Table 4
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Costs stated are for the Rateable Class 4 Table 4 element only
Photo description	Typical Boilers
Photo notes	-
Photo1	

Photo2



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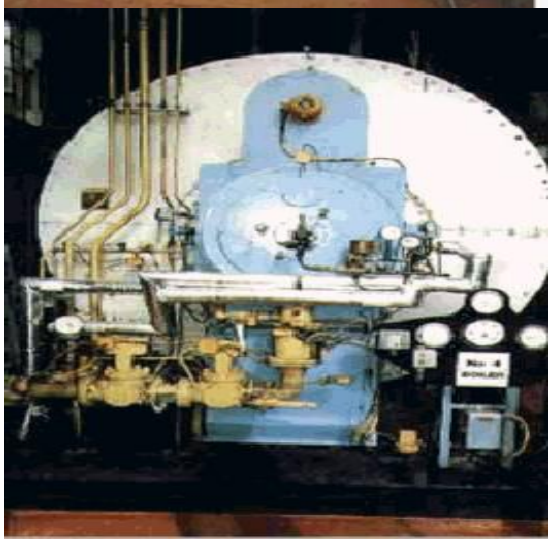

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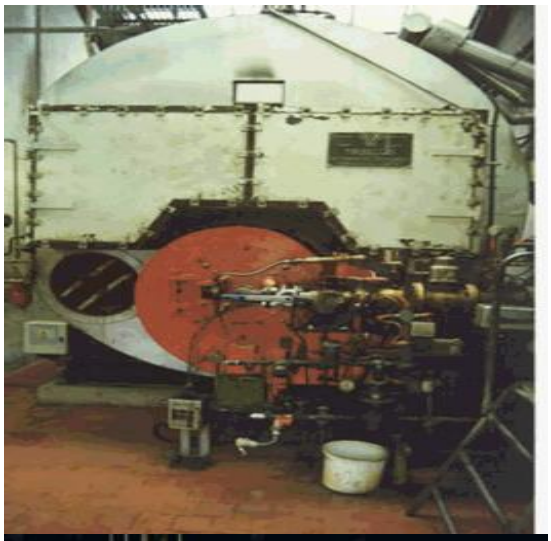
Generic Category	Boilers
CG Code	202A59
Specific	High pressure - water tube
Descriptive	Class 4 Table 4 element only
Tech1	Evp 350,000 lb/hr
Tech2	900 Psig
Unit size	Each Plant/system
Unit of measurement	Each
ERC	£6,374,372
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Steam Boilers usually fired by gas or oil, which are capable of operation at high pressures. Natural gas, Waste gas, Gas oil, refuse or coal products may be utilised as fuel. The boilers usually have super heaters (to allow high pressure and temperatures to be reached) and economisers (to pre heat the feed water). Fired by oil or gas (see new coal dust burning boilers being installed) to usually heat the water in tubes in a drum. Steam boilers are usually high pressure. Steam taken under pressure to drive machines direct, and when pressure is let down to heat buildings or to be used in the process. Cost excludes flues, precipitators, foundations, fuel handling and civil engineering. Often capacity of boiler given expressed as lb/hour of steam raised i.e. that which a boiler can evaporate at full load output. Large boilers are designated in tonnes/hour e.g. 600 000 lb/hour 2 tonnes per hour The temperature at which the boiler operates should be noted e.g. 3500C and the pressure at which the steam is generated (e.g. 1500 psig) A small boiler will evaporate 2,000 lb/hour A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking: 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour
Referencing details	"This particular item will normally be encountered in service as a 'process' boiler, providing heat in the form of steam for manufacturing processes. But it is possible that it may have multiple functions: If it produces steam to drive a steam turbine it could be rateable within Class 1, as being mainly used for 'power'. If it produces steam to heat the buildings that make up the hereditament it could be rateable within Class 2, as a service 'to' the hereditament. If it is mainly used as a 'process' boiler, it could be rateable within Class 4, but only if it passes the Class 4 'structure' tests."
Cost information notes	-
rateable element	Boiler (Class 4 Table 4) structural part of Boiler only
non rateable element	Process Boiler unless rateable under Class 4 Table 4
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Costs stated are for the Rateable Class 4 Table 4 element only
Photo description	Typical Boilers
Photo notes	-
Photo1	

Photo2



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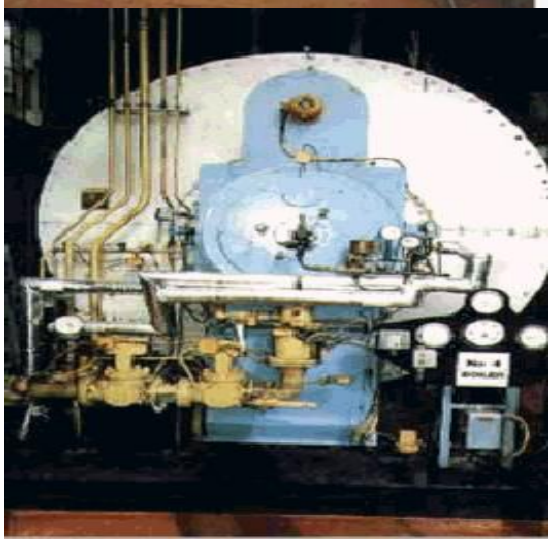

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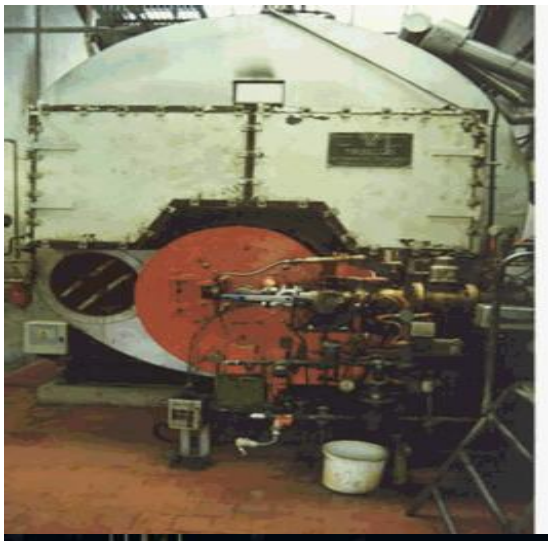
Generic Category	Boilers
CG Code	202A60
Specific	High pressure - water tube
Descriptive	Class 4 Table 4 element only
Tech1	Evp 350,000 lb/hr
Tech2	1200 Psig
Unit size	Each Plant/system
Unit of measurement	Each
ERC	£10,117,184
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Steam Boilers usually fired by gas or oil, which are capable of operation at high pressures. Natural gas, Waste gas, Gas oil, refuse or coal products may be utilised as fuel. The boilers usually have super heaters (to allow high pressure and temperatures to be reached) and economisers (to pre heat the feed water). Fired by oil or gas (see new coal dust burning boilers being installed) to usually heat the water in tubes in a drum. Steam boilers are usually high pressure. Steam taken under pressure to drive machines direct, and when pressure is let down to heat buildings or to be used in the process. Cost excludes flues, precipitators, foundations, fuel handling and civil engineering. Often capacity of boiler given expressed as lb/hour of steam raised i.e. that which a boiler can evaporate at full load output. Large boilers are designated in tonnes/hour e.g. 600 000 lb/hour 2 tonnes per hour The temperature at which the boiler operates should be noted e.g. 3500C and the pressure at which the steam is generated (e.g. 1500 psig) A small boiler will evaporate 2,000 lb/hour A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking: 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour
Referencing details	"This particular item will normally be encountered in service as a 'process' boiler, providing heat in the form of steam for manufacturing processes. But it is possible that it may have multiple functions: If it produces steam to drive a steam turbine it could be rateable within Class 1, as being mainly used for 'power'. If it produces steam to heat the buildings that make up the hereditament it could be rateable within Class 2, as a service 'to' the hereditament. If it is mainly used as a 'process' boiler, it could be rateable within Class 4, but only if it passes the Class 4 'structure' tests."
Cost information notes	-
rateable element	Boiler (Class 4 Table 4) structural part of Boiler only
non rateable element	Process Boiler unless rateable under Class 4 Table 4
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Costs stated are for the Rateable Class 4 Table 4 element only
Photo description	Typical Boilers
Photo notes	-
Photo1	

Photo2



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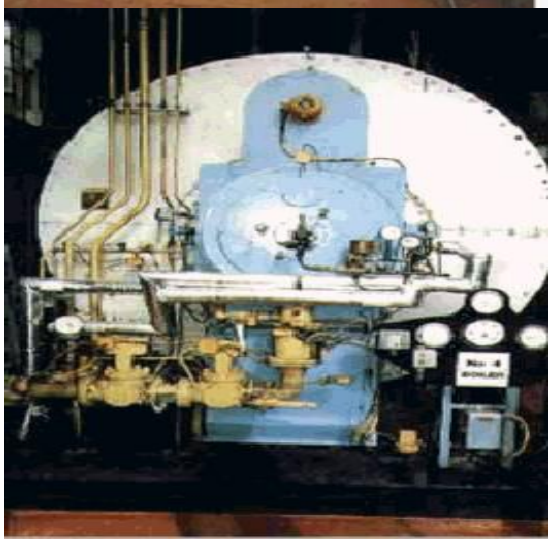

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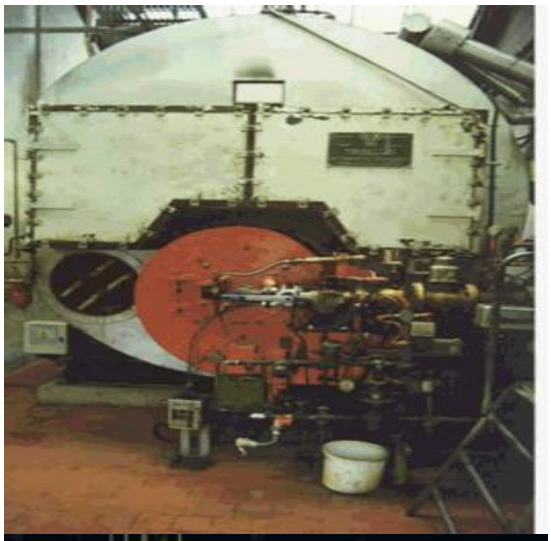
Generic Category	Boilers
CG Code	202A61
Specific	High pressure - water tube
Descriptive	Class 4 Table 4 element only
Tech1	Evp 350,000 lb/hr
Tech2	1500 Psig
Unit size	Each Plant/system
Unit of measurement	Each
ERC	£11,050,656
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Steam Boilers usually fired by gas or oil, which are capable of operation at high pressures. Natural gas, Waste gas, Gas oil, refuse or coal products may be utilised as fuel. The boilers usually have super heaters (to allow high pressure and temperatures to be reached) and economisers (to pre heat the feed water). Fired by oil or gas (see new coal dust burning boilers being installed) to usually heat the water in tubes in a drum. Steam boilers are usually high pressure. Steam taken under pressure to drive machines direct, and when pressure is let down to heat buildings or to be used in the process. Cost excludes flues, precipitators, foundations, fuel handling and civil engineering. Often capacity of boiler given expressed as lb/hour of steam raised i.e. that which a boiler can evaporate at full load output. Large boilers are designated in tonnes/hour e.g. 600 000 lb/hour 2 tonnes per hour The temperature at which the boiler operates should be noted e.g. 3500C and the pressure at which the steam is generated (e.g. 1500 psig) A small boiler will evaporate 2,000 lb/hour A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking: 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour
Referencing details	"This particular item will normally be encountered in service as a 'process' boiler, providing heat in the form of steam for manufacturing processes. But it is possible that it may have multiple functions: If it produces steam to drive a steam turbine it could be rateable within Class 1, as being mainly used for 'power'. If it produces steam to heat the buildings that make up the hereditament it could be rateable within Class 2, as a service 'to' the hereditament. If it is mainly used as a 'process' boiler, it could be rateable within Class 4, but only if it passes the Class 4 'structure' tests."
Cost information notes	-
rateable element	Boiler (Class 4 Table 4) structural part of Boiler only
non rateable element	Process Boiler unless rateable under Class 4 Table 4
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Costs stated are for the Rateable Class 4 Table 4 element only
Photo description	Typical Boilers
Photo notes	-
Photo1	

Photo2



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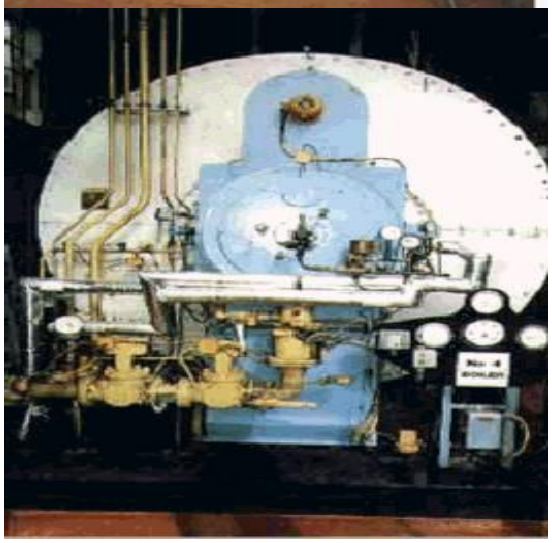

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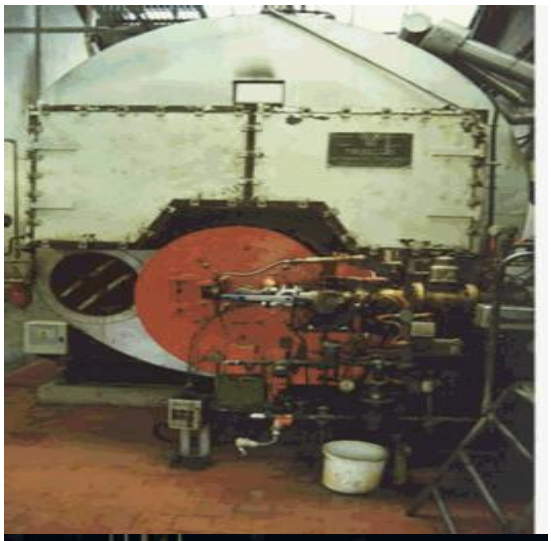
Generic Category	Boilers
CG Code	202A62
Specific	High pressure - water tube
Descriptive	Class 4 Table 4 element only
Tech1	Evp 350,000 lb/hr
Tech2	1800 Psig
Unit size	Each Plant/system
Unit of measurement	Each
ERC	£11,432,920
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Steam Boilers usually fired by gas or oil, which are capable of operation at high pressures. Natural gas, Waste gas, Gas oil, refuse or coal products may be utilised as fuel. The boilers usually have super heaters (to allow high pressure and temperatures to be reached) and economisers (to pre heat the feed water). Fired by oil or gas (see new coal dust burning boilers being installed) to usually heat the water in tubes in a drum. Steam boilers are usually high pressure. Steam taken under pressure to drive machines direct, and when pressure is let down to heat buildings or to be used in the process. Cost excludes flues, precipitators, foundations, fuel handling and civil engineering. Often capacity of boiler given expressed as lb/hour of steam raised i.e. that which a boiler can evaporate at full load output. Large boilers are designated in tonnes/hour e.g. 600 000 lb/hour 2 tonnes per hour The temperature at which the boiler operates should be noted e.g. 3500C and the pressure at which the steam is generated (e.g. 1500 psig) A small boiler will evaporate 2,000 lb/hour A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking: 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour
Referencing details	"This particular item will normally be encountered in service as a 'process' boiler, providing heat in the form of steam for manufacturing processes. But it is possible that it may have multiple functions: If it produces steam to drive a steam turbine it could be rateable within Class 1, as being mainly used for 'power'. If it produces steam to heat the buildings that make up the hereditament it could be rateable within Class 2, as a service 'to' the hereditament. If it is mainly used as a 'process' boiler, it could be rateable within Class 4, but only if it passes the Class 4 'structure' tests."
Cost information notes	-
rateable element	Boiler (Class 4 Table 4) structural part of Boiler only
non rateable element	Process Boiler unless rateable under Class 4 Table 4
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Costs stated are for the Rateable Class 4 Table 4 element only
Photo description	Typical Boilers
Photo notes	-
Photo1	

Photo2



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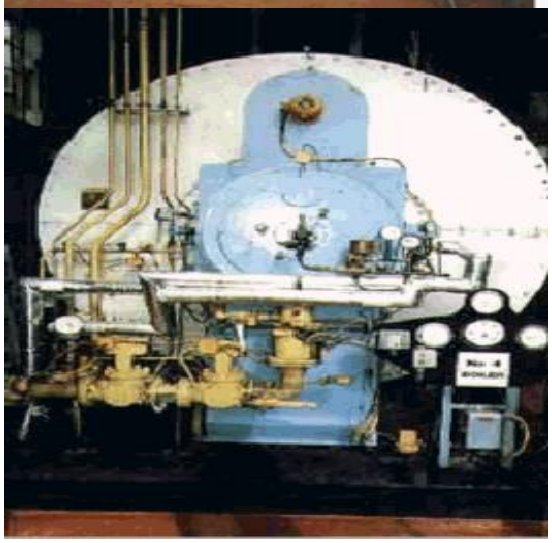

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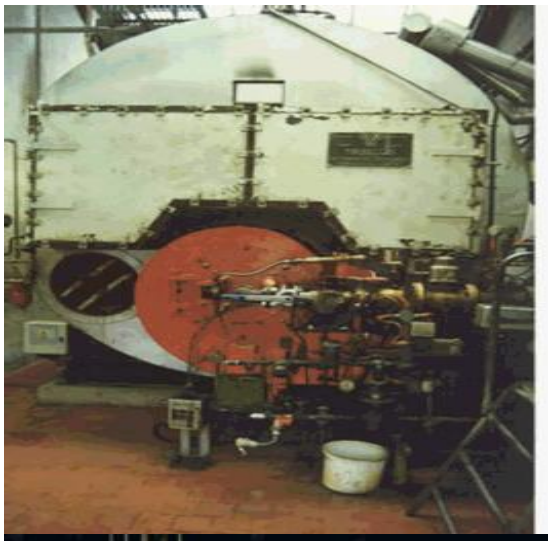
Generic Category	Boilers
CG Code	202A63
Specific	High pressure - water tube
Descriptive	Class 4 Table 4 element only
Tech1	Evp 400,000 lb/hr
Tech2	900 Psig
Unit size	Each Plant/system
Unit of measurement	Each
ERC	£7,071,592
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Steam Boilers usually fired by gas or oil, which are capable of operation at high pressures. Natural gas, Waste gas, Gas oil, refuse or coal products may be utilised as fuel. The boilers usually have super heaters (to allow high pressure and temperatures to be reached) and economisers (to pre heat the feed water). Fired by oil or gas (see new coal dust burning boilers being installed) to usually heat the water in tubes in a drum. Steam boilers are usually high pressure. Steam taken under pressure to drive machines direct, and when pressure is let down to heat buildings or to be used in the process. Cost excludes flues, precipitators, foundations, fuel handling and civil engineering. Often capacity of boiler given expressed as lb/hour of steam raised i.e. that which a boiler can evaporate at full load output. Large boilers are designated in tonnes/hour e.g. 600 000 lb/hour 2 tonnes per hour The temperature at which the boiler operates should be noted e.g. 3500C and the pressure at which the steam is generated (e.g. 1500 psig) A small boiler will evaporate 2,000 lb/hour A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking: 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour
Referencing details	"This particular item will normally be encountered in service as a 'process' boiler, providing heat in the form of steam for manufacturing processes. But it is possible that it may have multiple functions: If it produces steam to drive a steam turbine it could be rateable within Class 1, as being mainly used for 'power'. If it produces steam to heat the buildings that make up the hereditament it could be rateable within Class 2, as a service 'to' the hereditament. If it is mainly used as a 'process' boiler, it could be rateable within Class 4, but only if it passes the Class 4 'structure' tests."
Cost information notes	-
rateable element	Boiler (Class 4 Table 4) structural part of Boiler only
non rateable element	Process Boiler unless rateable under Class 4 Table 4
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Costs stated are for the Rateable Class 4 Table 4 element only
Photo description	Typical Boilers
Photo notes	-
Photo1	

Photo2



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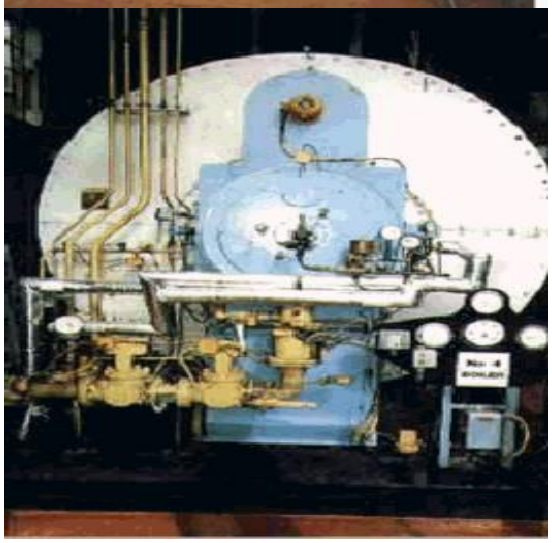

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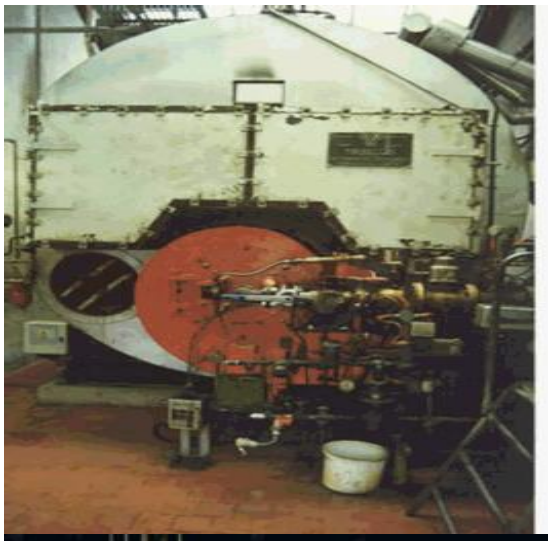
Generic Category	Boilers
CG Code	202A64
Specific	High pressure - water tube
Descriptive	Class 4 Table 4 element only
Tech1	Evp 400,000 lb/hr
Tech2	1200 Psig
Unit size	Each Plant/system
Unit of measurement	Each
ERC	£10,709,012
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Steam Boilers usually fired by gas or oil, which are capable of operation at high pressures. Natural gas, Waste gas, Gas oil, refuse or coal products may be utilised as fuel. The boilers usually have super heaters (to allow high pressure and temperatures to be reached) and economisers (to pre heat the feed water). Fired by oil or gas (see new coal dust burning boilers being installed) to usually heat the water in tubes in a drum. Steam boilers are usually high pressure. Steam taken under pressure to drive machines direct, and when pressure is let down to heat buildings or to be used in the process. Cost excludes flues, precipitators, foundations, fuel handling and civil engineering. Often capacity of boiler given expressed as lb/hour of steam raised i.e. that which a boiler can evaporate at full load output. Large boilers are designated in tonnes/hour e.g. 600 000 lb/hour 2 tonnes per hour The temperature at which the boiler operates should be noted e.g. 3500C and the pressure at which the steam is generated (e.g. 1500 psig) A small boiler will evaporate 2,000 lb/hour A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking: 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour
Referencing details	"This particular item will normally be encountered in service as a 'process' boiler, providing heat in the form of steam for manufacturing processes. But it is possible that it may have multiple functions: If it produces steam to drive a steam turbine it could be rateable within Class 1, as being mainly used for 'power'. If it produces steam to heat the buildings that make up the hereditament it could be rateable within Class 2, as a service 'to' the hereditament. If it is mainly used as a 'process' boiler, it could be rateable within Class 4, but only if it passes the Class 4 'structure' tests."
Cost information notes	-
rateable element	Boiler (Class 4 Table 4) structural part of Boiler only
non rateable element	Process Boiler unless rateable under Class 4 Table 4
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Costs stated are for the Rateable Class 4 Table 4 element only
Photo description	Typical Boilers
Photo notes	-
Photo1	

Photo2



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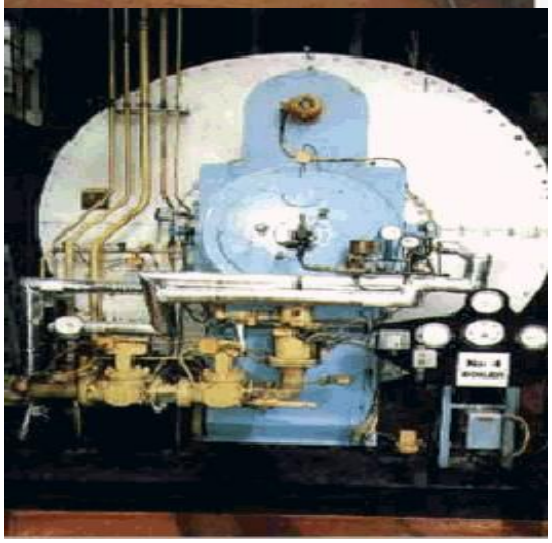

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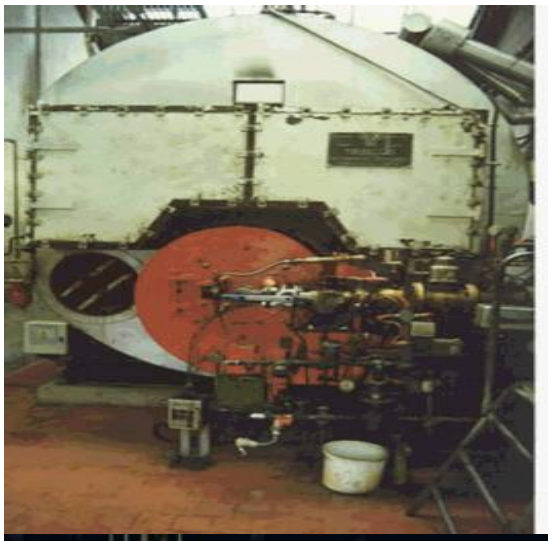
Generic Category	Boilers
CG Code	202A65
Specific	High pressure - water tube
Descriptive	Class 4 Table 4 element only
Tech1	Evp 400,000 lb/hr
Tech2	1500 Psig
Unit size	Each Plant/system
Unit of measurement	Each
ERC	£11,806,323
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Steam Boilers usually fired by gas or oil, which are capable of operation at high pressures. Natural gas, Waste gas, Gas oil, refuse or coal products may be utilised as fuel. The boilers usually have super heaters (to allow high pressure and temperatures to be reached) and economisers (to pre heat the feed water). Fired by oil or gas (see new coal dust burning boilers being installed) to usually heat the water in tubes in a drum. Steam boilers are usually high pressure. Steam taken under pressure to drive machines direct, and when pressure is let down to heat buildings or to be used in the process. Cost excludes flues, precipitators, foundations, fuel handling and civil engineering. Often capacity of boiler given expressed as lb/hour of steam raised i.e. that which a boiler can evaporate at full load output. Large boilers are designated in tonnes/hour e.g. 600 000 lb/hour 2 tonnes per hour The temperature at which the boiler operates should be noted e.g. 3500C and the pressure at which the steam is generated (e.g. 1500 psig) A small boiler will evaporate 2,000 lb/hour A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking: 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour
Referencing details	"This particular item will normally be encountered in service as a 'process' boiler, providing heat in the form of steam for manufacturing processes. But it is possible that it may have multiple functions: If it produces steam to drive a steam turbine it could be rateable within Class 1, as being mainly used for 'power'. If it produces steam to heat the buildings that make up the hereditament it could be rateable within Class 2, as a service 'to' the hereditament. If it is mainly used as a 'process' boiler, it could be rateable within Class 4, but only if it passes the Class 4 'structure' tests."
Cost information notes	-
rateable element	Boiler (Class 4 Table 4) structural part of Boiler only
non rateable element	Process Boiler unless rateable under Class 4 Table 4
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Costs stated are for the Rateable Class 4 Table 4 element only
Photo description	Typical Boilers
Photo notes	-
Photo1	

Photo2



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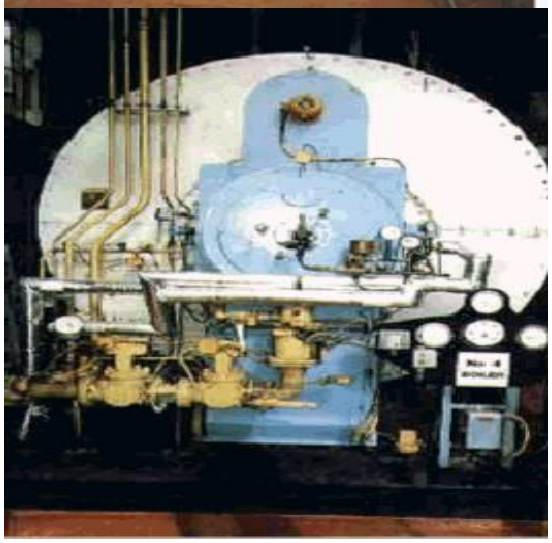

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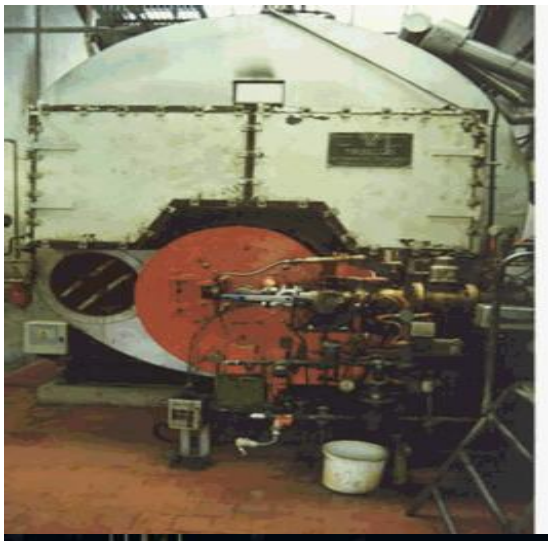
Generic Category	Boilers
CG Code	202A66
Specific	High pressure - water tube
Descriptive	Class 4 Table 4 element only
Tech1	Evp 400,000 lb/hr
Tech2	1800 Psig
Unit size	Each Plant/system
Unit of measurement	Each
ERC	£12,202,569
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Steam Boilers usually fired by gas or oil, which are capable of operation at high pressures. Natural gas, Waste gas, Gas oil, refuse or coal products may be utilised as fuel. The boilers usually have super heaters (to allow high pressure and temperatures to be reached) and economisers (to pre heat the feed water). Fired by oil or gas (see new coal dust burning boilers being installed) to usually heat the water in tubes in a drum. Steam boilers are usually high pressure. Steam taken under pressure to drive machines direct, and when pressure is let down to heat buildings or to be used in the process. Cost excludes flues, precipitators, foundations, fuel handling and civil engineering. Often capacity of boiler given expressed as lb/hour of steam raised i.e. that which a boiler can evaporate at full load output. Large boilers are designated in tonnes/hour e.g. 600 000 lb/hour 2 tonnes per hour The temperature at which the boiler operates should be noted e.g. 3500C and the pressure at which the steam is generated (e.g. 1500 psig) A small boiler will evaporate 2,000 lb/hour A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking: 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour
Referencing details	"This particular item will normally be encountered in service as a 'process' boiler, providing heat in the form of steam for manufacturing processes. But it is possible that it may have multiple functions: If it produces steam to drive a steam turbine it could be rateable within Class 1, as being mainly used for 'power'. If it produces steam to heat the buildings that make up the hereditament it could be rateable within Class 2, as a service 'to' the hereditament. If it is mainly used as a 'process' boiler, it could be rateable within Class 4, but only if it passes the Class 4 'structure' tests."
Cost information notes	-
rateable element	Boiler (Class 4 Table 4) structural part of Boiler only
non rateable element	Process Boiler unless rateable under Class 4 Table 4
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Costs stated are for the Rateable Class 4 Table 4 element only
Photo description	Typical Boilers
Photo notes	-
Photo1	

Photo2



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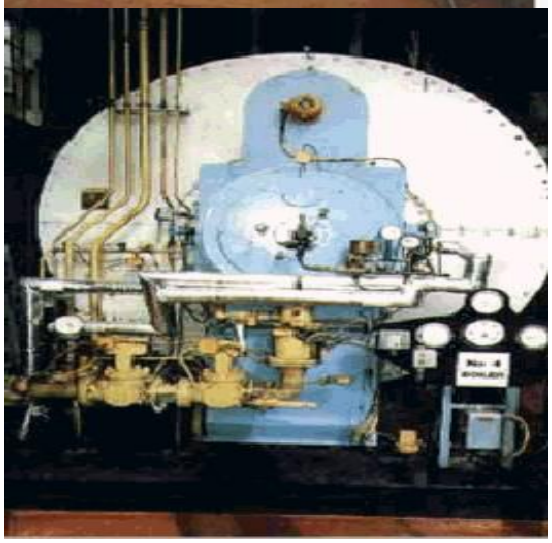

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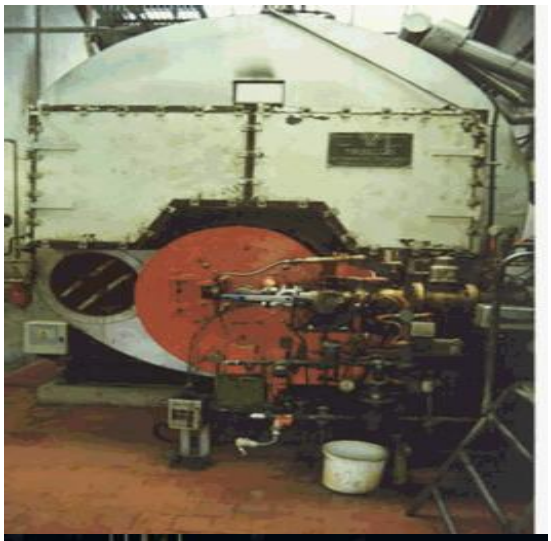
Generic Category	Boilers
CG Code	202A67
Specific	High pressure - water tube
Descriptive	Class 4 Table 4 element only
Tech1	Evp 500,000 lb/hr
Tech2	900 Psig
Unit size	Each Plant/system
Unit of measurement	Each
ERC	£8,026,673
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Steam Boilers usually fired by gas or oil, which are capable of operation at high pressures. Natural gas, Waste gas, Gas oil, refuse or coal products may be utilised as fuel. The boilers usually have super heaters (to allow high pressure and temperatures to be reached) and economisers (to pre heat the feed water). Fired by oil or gas (see new coal dust burning boilers being installed) to usually heat the water in tubes in a drum. Steam boilers are usually high pressure. Steam taken under pressure to drive machines direct, and when pressure is let down to heat buildings or to be used in the process. Cost excludes flues, precipitators, foundations, fuel handling and civil engineering. Often capacity of boiler given expressed as lb/hour of steam raised i.e. that which a boiler can evaporate at full load output. Large boilers are designated in tonnes/hour e.g. 600 000 lb/hour 2 tonnes per hour The temperature at which the boiler operates should be noted e.g. 3500C and the pressure at which the steam is generated (e.g. 1500 psig) A small boiler will evaporate 2,000 lb/hour A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking: 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour
Referencing details	"This particular item will normally be encountered in service as a 'process' boiler, providing heat in the form of steam for manufacturing processes. But it is possible that it may have multiple functions: If it produces steam to drive a steam turbine it could be rateable within Class 1, as being mainly used for 'power'. If it produces steam to heat the buildings that make up the hereditament it could be rateable within Class 2, as a service 'to' the hereditament. If it is mainly used as a 'process' boiler, it could be rateable within Class 4, but only if it passes the Class 4 'structure' tests."
Cost information notes	-
rateable element	Boiler (Class 4 Table 4) structural part of Boiler only
non rateable element	Process Boiler unless rateable under Class 4 Table 4
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Costs stated are for the Rateable Class 4 Table 4 element only
Photo description	Typical Boilers
Photo notes	-
Photo1	

Photo2



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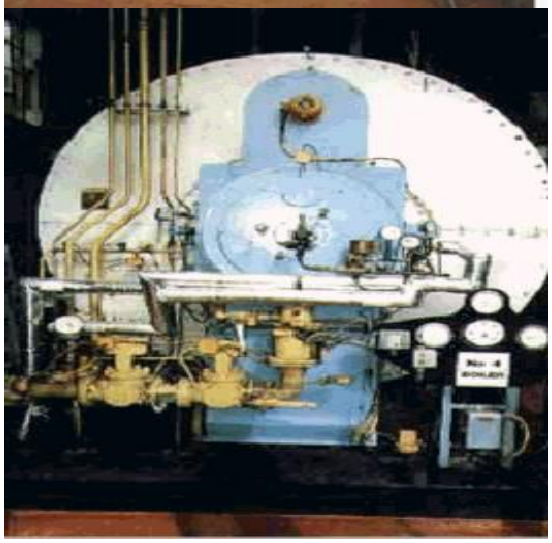

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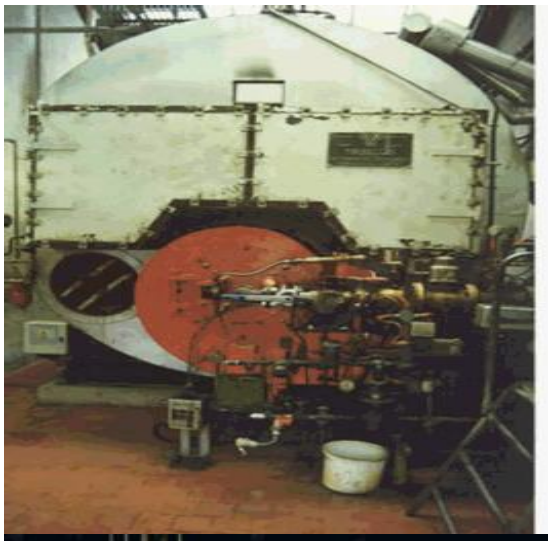
Generic Category	Boilers
CG Code	202A68
Specific	High pressure - water tube
Descriptive	Class 4 Table 4 element only
Tech1	Evp 500,000 lb/hr
Tech2	1200 Psig
Unit size	Each Plant/system
Unit of measurement	Each
ERC	£12,040,015
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Steam Boilers usually fired by gas or oil, which are capable of operation at high pressures. Natural gas, Waste gas, Gas oil, refuse or coal products may be utilised as fuel. The boilers usually have super heaters (to allow high pressure and temperatures to be reached) and economisers (to pre heat the feed water). Fired by oil or gas (see new coal dust burning boilers being installed) to usually heat the water in tubes in a drum. Steam boilers are usually high pressure. Steam taken under pressure to drive machines direct, and when pressure is let down to heat buildings or to be used in the process. Cost excludes flues, precipitators, foundations, fuel handling and civil engineering. Often capacity of boiler given expressed as lb/hour of steam raised i.e. that which a boiler can evaporate at full load output. Large boilers are designated in tonnes/hour e.g. 600 000 lb/hour 2 tonnes per hour The temperature at which the boiler operates should be noted e.g. 3500C and the pressure at which the steam is generated (e.g. 1500 psig) A small boiler will evaporate 2,000 lb/hour A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking: 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour
Referencing details	"This particular item will normally be encountered in service as a 'process' boiler, providing heat in the form of steam for manufacturing processes. But it is possible that it may have multiple functions: If it produces steam to drive a steam turbine it could be rateable within Class 1, as being mainly used for 'power'. If it produces steam to heat the buildings that make up the hereditament it could be rateable within Class 2, as a service 'to' the hereditament. If it is mainly used as a 'process' boiler, it could be rateable within Class 4, but only if it passes the Class 4 'structure' tests."
Cost information notes	-
rateable element	Boiler (Class 4 Table 4) structural part of Boiler only
non rateable element	Process Boiler unless rateable under Class 4 Table 4
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Costs stated are for the Rateable Class 4 Table 4 element only
Photo description	Typical Boilers
Photo notes	-
Photo1	

Photo2



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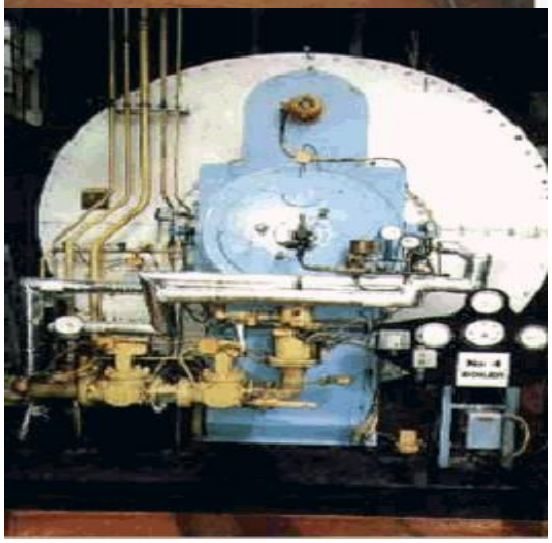

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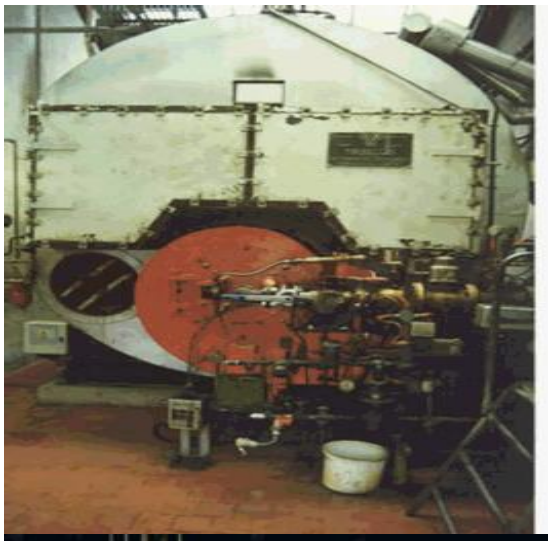
Generic Category	Boilers
CG Code	202A69
Specific	High pressure - water tube
Descriptive	Class 4 Table 4 element only
Tech1	Evp 500,000 lb/hr
Tech2	1500 Psig
Unit size	Each Plant/system
Unit of measurement	Each
ERC	£12,560,716
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Steam Boilers usually fired by gas or oil, which are capable of operation at high pressures. Natural gas, Waste gas, Gas oil, refuse or coal products may be utilised as fuel. The boilers usually have super heaters (to allow high pressure and temperatures to be reached) and economisers (to pre heat the feed water). Fired by oil or gas (see new coal dust burning boilers being installed) to usually heat the water in tubes in a drum. Steam boilers are usually high pressure. Steam taken under pressure to drive machines direct, and when pressure is let down to heat buildings or to be used in the process. Cost excludes flues, precipitators, foundations, fuel handling and civil engineering. Often capacity of boiler given expressed as lb/hour of steam raised i.e. that which a boiler can evaporate at full load output. Large boilers are designated in tonnes/hour e.g. 600 000 lb/hour 2 tonnes per hour The temperature at which the boiler operates should be noted e.g. 3500C and the pressure at which the steam is generated (e.g. 1500 psig) A small boiler will evaporate 2,000 lb/hour A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking: 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour
Referencing details	"This particular item will normally be encountered in service as a 'process' boiler, providing heat in the form of steam for manufacturing processes. But it is possible that it may have multiple functions: If it produces steam to drive a steam turbine it could be rateable within Class 1, as being mainly used for 'power'. If it produces steam to heat the buildings that make up the hereditament it could be rateable within Class 2, as a service 'to' the hereditament. If it is mainly used as a 'process' boiler, it could be rateable within Class 4, but only if it passes the Class 4 'structure' tests."
Cost information notes	-
rateable element	Boiler (Class 4 Table 4) structural part of Boiler only
non rateable element	Process Boiler unless rateable under Class 4 Table 4
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Costs stated are for the Rateable Class 4 Table 4 element only
Photo description	Typical Boilers
Photo notes	-
Photo1	

Photo2



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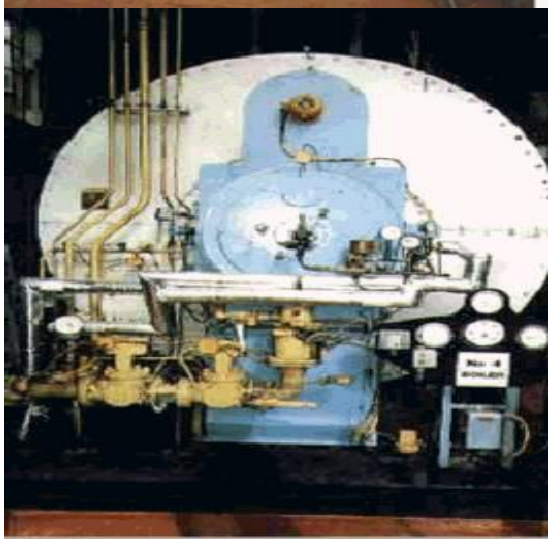

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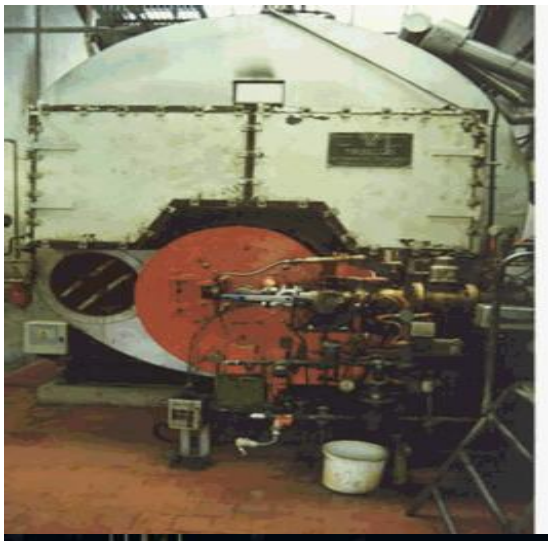
Generic Category	Boilers
CG Code	202A70
Specific	High pressure - water tube
Descriptive	Class 4 Table 4 element only
Tech1	Evp 500,000 lb/hr
Tech2	1800 Psig
Unit size	Each Plant/system
Unit of measurement	Each
ERC	£12,852,820
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Steam Boilers usually fired by gas or oil, which are capable of operation at high pressures. Natural gas, Waste gas, Gas oil, refuse or coal products may be utilised as fuel. The boilers usually have super heaters (to allow high pressure and temperatures to be reached) and economisers (to pre heat the feed water). Fired by oil or gas (see new coal dust burning boilers being installed) to usually heat the water in tubes in a drum. Steam boilers are usually high pressure. Steam taken under pressure to drive machines direct, and when pressure is let down to heat buildings or to be used in the process. Cost excludes flues, precipitators, foundations, fuel handling and civil engineering. Often capacity of boiler given expressed as lb/hour of steam raised i.e. that which a boiler can evaporate at full load output. Large boilers are designated in tonnes/hour e.g. 600 000 lb/hour 2 tonnes per hour The temperature at which the boiler operates should be noted e.g. 3500C and the pressure at which the steam is generated (e.g. 1500 psig) A small boiler will evaporate 2,000 lb/hour A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking: 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour
Referencing details	"This particular item will normally be encountered in service as a 'process' boiler, providing heat in the form of steam for manufacturing processes. But it is possible that it may have multiple functions: If it produces steam to drive a steam turbine it could be rateable within Class 1, as being mainly used for 'power'. If it produces steam to heat the buildings that make up the hereditament it could be rateable within Class 2, as a service 'to' the hereditament. If it is mainly used as a 'process' boiler, it could be rateable within Class 4, but only if it passes the Class 4 'structure' tests."
Cost information notes	-
rateable element	Boiler (Class 4 Table 4) structural part of Boiler only
non rateable element	Process Boiler unless rateable under Class 4 Table 4
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Costs stated are for the Rateable Class 4 Table 4 element only
Photo description	Typical Boilers
Photo notes	-
Photo1	

Photo2



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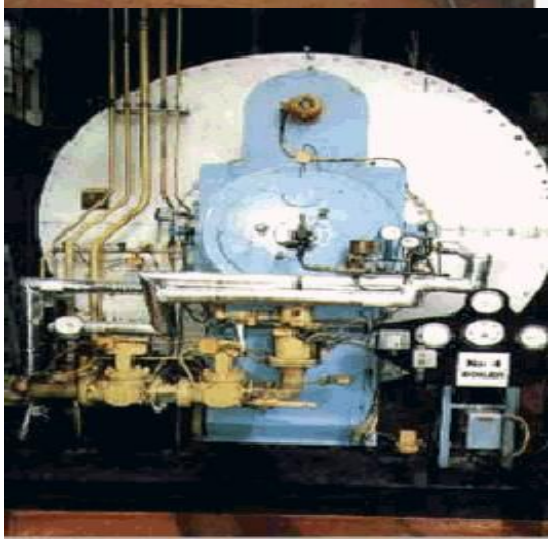

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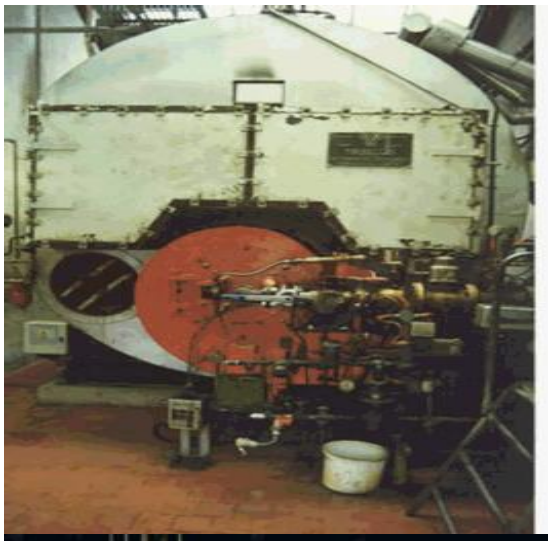
Generic Category	Boilers
CG Code	202A71
Specific	High pressure - water tube
Descriptive	Class 4 Table 4 element only
Tech1	Evp 600,000 lb/hr
Tech2	1200 Psig
Unit size	Each Plant/system
Unit of measurement	Each
ERC	£12,847,805
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Steam Boilers usually fired by gas or oil, which are capable of operation at high pressures. Natural gas, Waste gas, Gas oil, refuse or coal products may be utilised as fuel. The boilers usually have super heaters (to allow high pressure and temperatures to be reached) and economisers (to pre heat the feed water). Fired by oil or gas (see new coal dust burning boilers being installed) to usually heat the water in tubes in a drum. Steam boilers are usually high pressure. Steam taken under pressure to drive machines direct, and when pressure is let down to heat buildings or to be used in the process. Cost excludes flues, precipitators, foundations, fuel handling and civil engineering. Often capacity of boiler given expressed as lb/hour of steam raised i.e. that which a boiler can evaporate at full load output. Large boilers are designated in tonnes/hour e.g. 600 000 lb/hour 2 tonnes per hour The temperature at which the boiler operates should be noted e.g. 3500C and the pressure at which the steam is generated (e.g. 1500 psig) A small boiler will evaporate 2,000 lb/hour A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking: 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour
Referencing details	"This particular item will normally be encountered in service as a 'process' boiler, providing heat in the form of steam for manufacturing processes. But it is possible that it may have multiple functions: If it produces steam to drive a steam turbine it could be rateable within Class 1, as being mainly used for 'power'. If it produces steam to heat the buildings that make up the hereditament it could be rateable within Class 2, as a service 'to' the hereditament. If it is mainly used as a 'process' boiler, it could be rateable within Class 4, but only if it passes the Class 4 'structure' tests."
Cost information notes	-
rateable element	Boiler (Class 4 Table 4) structural part of Boiler only
non rateable element	Process Boiler unless rateable under Class 4 Table 4 Table 1 or Class 2 Table purposes unless rateable under Class 4 Table 4. Accessories
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Costs stated are for the Rateable Class 4 Table 4 element only
Photo description	Typical Boilers
Photo notes	-
Photo1	

Photo2



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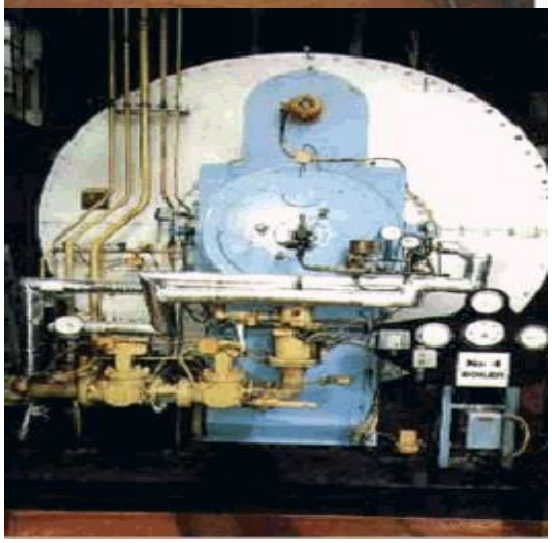

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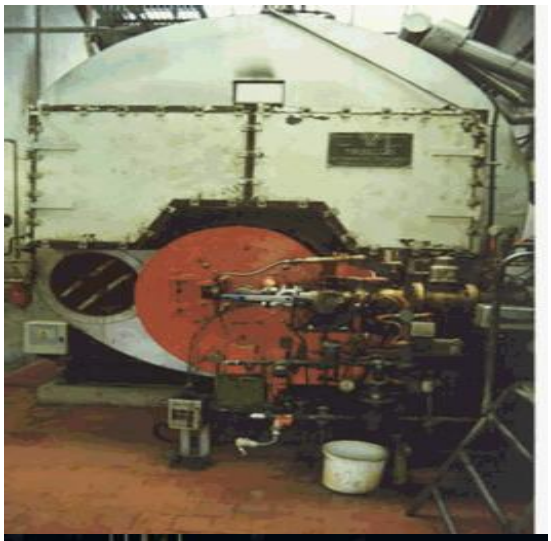
Generic Category	Boilers
CG Code	202A72
Specific	High pressure - water tube
Descriptive	Class 4 Table 4 element only
Tech1	Evp 600,000 lb/hr
Tech2	1500 Psig
Unit size	Each Plant/system
Unit of measurement	Each
ERC	£13,167,833
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Steam Boilers usually fired by gas or oil, which are capable of operation at high pressures. Natural gas, Waste gas, Gas oil, refuse or coal products may be utilised as fuel. The boilers usually have super heaters (to allow high pressure and temperatures to be reached) and economisers (to pre heat the feed water). Fired by oil or gas (see new coal dust burning boilers being installed) to usually heat the water in tubes in a drum. Steam boilers are usually high pressure. Steam taken under pressure to drive machines direct, and when pressure is let down to heat buildings or to be used in the process. Cost excludes flues, precipitators, foundations, fuel handling and civil engineering. Often capacity of boiler given expressed as lb/hour of steam raised i.e. that which a boiler can evaporate at full load output. Large boilers are designated in tonnes/hour e.g. 600 000 lb/hour 2 tonnes per hour The temperature at which the boiler operates should be noted e.g. 3500C and the pressure at which the steam is generated (e.g. 1500 psig) A small boiler will evaporate 2,000 lb/hour A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking: 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour
Referencing details	"This particular item will normally be encountered in service as a 'process' boiler, providing heat in the form of steam for manufacturing processes. But it is possible that it may have multiple functions: If it produces steam to drive a steam turbine it could be rateable within Class 1, as being mainly used for 'power'. If it produces steam to heat the buildings that make up the hereditament it could be rateable within Class 2, as a service 'to' the hereditament. If it is mainly used as a 'process' boiler, it could be rateable within Class 4, but only if it passes the Class 4 'structure' tests."
Cost information notes	-
rateable element	Boiler (Class 4 Table 4) structural part of Boiler only
non rateable element	Process Boiler unless rateable under Class 4 Table 4
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Costs stated are for the Rateable Class 4 Table 4 element only
Photo description	Typical Boilers
Photo notes	-
Photo1	

Photo2



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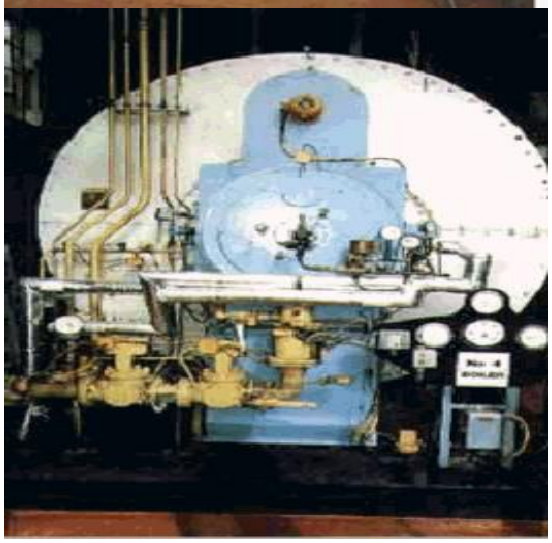

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Generic Category	Boilers
CG Code	202A73
Specific	High pressure - water tube
Descriptive	Class 4 Table 4 element only
Tech1	Evp 600,000 lb/hr
Tech2	1800 Psig
Unit size	Each Plant/system
Unit of measurement	Each
ERC	£13,487,861
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Steam Boilers usually fired by gas or oil, which are capable of operation at high pressures. Natural gas, Waste gas, Gas oil, refuse or coal products may be utilised as fuel. The boilers usually have super heaters (to allow high pressure and temperatures to be reached) and economisers (to pre heat the feed water). Fired by oil or gas (see new coal dust burning boilers being installed) to usually heat the water in tubes in a drum. Steam boilers are usually high pressure. Steam taken under pressure to drive machines direct, and when pressure is let down to heat buildings or to be used in the process. Cost excludes flues, precipitators, foundations, fuel handling and civil engineering. Often capacity of boiler given expressed as lb/hour of steam raised i.e. that which a boiler can evaporate at full load output. Large boilers are designated in tonnes/hour e.g. 600 000 lb/hour 2 tonnes per hour The temperature at which the boiler operates should be noted e.g. 3500C and the pressure at which the steam is generated (e.g. 1500 psig) A small boiler will evaporate 2,000 lb/hour A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking: 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour
Referencing details	"This particular item will normally be encountered in service as a 'process' boiler, providing heat in the form of steam for manufacturing processes. But it is possible that it may have multiple functions: If it produces steam to drive a steam turbine it could be rateable within Class 1, as being mainly used for 'power'. If it produces steam to heat the buildings that make up the hereditament it could be rateable within Class 2, as a service 'to' the hereditament. If it is mainly used as a 'process' boiler, it could be rateable within Class 4, but only if it passes the Class 4 'structure' tests."
Cost information notes	-
rateable element	Boiler (Class 4 Table 4) structural part of Boiler only
non rateable element	Process Boiler unless rateable under Class 4 Table 4
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Costs stated are for the Rateable Class 4 Table 4 element only
Photo description	Typical Boilers
Photo notes	-
Photo1	

Photo2

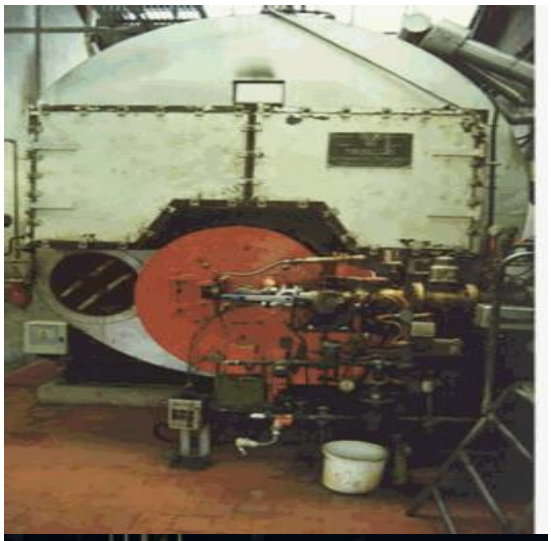
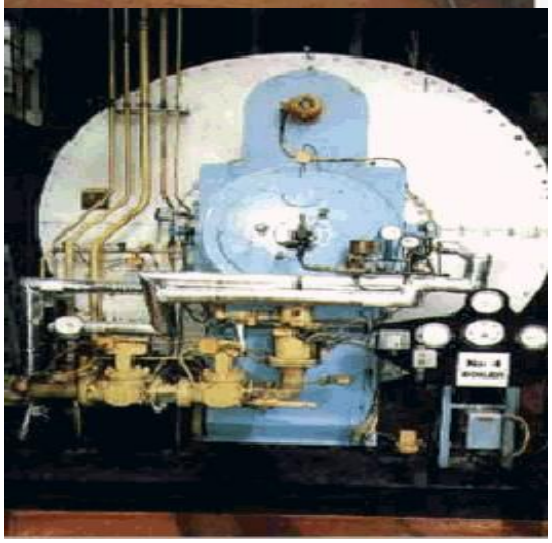


Photo3



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Generic Category	Boilers
CG Code	202C13
Specific	Industrial space heating - hot water
Descriptive	Individual gas heaters + heat exchangers
Tech1	1,365 litres / 300 gallons
Tech2	600000 BTU/Hr
Unit size	one
Unit of measurement	Each
ERC	£16,430
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large usually circular package type boiler often located in its own boiler house. Where supplies are available the boiler is gas fired, failing this gas oil is adopted. The hot exhaust gases are often used through a heat exchanger in order to efficiently use the heat available to bring the water to the required temperature. The hot water boilers should be considered under Class 4 Table 4. [they are subject to Class 4 (a) to (d)] However if part of the boiler is used to heat the hereditament then under the pre amble to Class 2 the whole of the boiler is rateable.
Referencing details	Size of the boiler (physical) The boiler output (usually kW) The use of the hot water
Cost information notes	The Costs are for a Class 2 Boiler. For Class 4 Boilers take 60 % of the Class 2 costs
rateable element	Boiler (Class 4 Table 4) structural part of Boiler only
non rateable element	Process Boiler unless rateable under Class 4 Table 4
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical gas fired boiler
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Boilers
CG Code	202C14
Specific	Industrial space heating - hot water
Descriptive	Individual gas heaters + heat exchangers
Tech1	1,820 litres / 400 gallons
Tech2	1000000 BTU/Hr
Unit size	one
Unit of measurement	Each
ERC	£22,586
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large usually circular package type boiler often located in its own boiler house. Where supplies are available the boiler is gas fired, failing this gas oil is adopted. The hot exhaust gases are often used through a heat exchanger in order to efficiently use the heat available to bring the water to the required temperature. The hot water boilers should be considered under Class 4 Table 4. [they are subject to Class 4 (a) to (d)] However if part of the boiler is used to heat the hereditament then under the pre amble to Class 2 the whole of the boiler is rateable.
Referencing details	Size of the boiler (physical) The boiler output (usually kW) The use of the hot water
Cost information notes	The Costs are for a Class 2 Boiler. For Class 4 Boilers take 60 % of the Class 2 costs
rateable element	Boiler (Class 4 Table 4) structural part of Boiler only
non rateable element	Process Boiler unless rateable under Class 4 Table 4
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical gas fired boiler
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Boilers
CG Code	202C15
Specific	Industrial space heating - hot water
Descriptive	Individual gas heaters + heat exchangers
Tech1	2275 litres / 500 gallons
Tech2	1250000 BTU/Hr
Unit size	one
Unit of measurement	Each
ERC	£26,392
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large usually circular package type boiler often located in its own boiler house. Where supplies are available the boiler is gas fired, failing this gas oil is adopted. The hot exhaust gases are often used through a heat exchanger in order to efficiently use the heat available to bring the water to the required temperature. The hot water boilers should be considered under Class 4 Table 4. [they are subject to Class 4 (a) to (d)] However if part of the boiler is used to heat the hereditament then under the pre amble to Class 2 the whole of the boiler is rateable.
Referencing details	Size of the boiler (physical) The boiler output (usually kW) The use of the hot water
Cost information notes	The Costs are for a Class 2 Boiler. For Class 4 Boilers take 60 % of the Class 2 costs
rateable element	Boiler (Class 4 Table 4) structural part of Boiler only
non rateable element	Process Boiler unless rateable under Class 4 Table 4
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical gas fired boiler
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Boilers
CG Code	202C01
Specific	Industrial Space heating-hot water
Descriptive	Sets of 24 kw Boilers
Tech1	Ht 1200mm - depth 1300mm - linked width various (These are only generic dimensions).
Tech2	Output 96 kW
Unit size	Each (system to give total kW output)
Unit of measurement	Each
ERC	£7,881
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Variety of boilers similar in shape and design to domestic gas hot water boilers, used to raise hot water (but sometimes steam). Single heater by-pass system used for heating Factories, Sports Centres, Universities, Colleges etc. Maximum work pressure not greater than 7 bars. Main source of heat is gas, gas oil or oil. Steam or Hot water is used for heating or process or a combination of both. For greater output units may be linked together but for larger amounts of constant heat a small package boiler is more suitable. Heat recovery from the exhaust gases utilised for ducted warm air or further warm water. Boilers are constructed of mild steel and include safety valves, water gauges and computer controls. Can work in groups of 4, 5, and 6 up to a range of 16 in order to give the required kW output. Often maximum ratings lb/hour are stated on the machine but this is NOT the normal working rating but the maximum allowing for safety margins.
Referencing details	Boilers will be rateable where Steam is used for Power (Class 1 Table 1) Services i.e. Heat (Class 2 Table 2) or it is a Named Structure (when used for the Process)(Class 4 Table 4) A small boiler will evaporate 2,000 lb/hour A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour Most modern boilers are rated in kW / hr.
Cost information notes	-
rateable element	Boiler (Class 1 Table 1 including list of accessories)
non rateable element	i) Process Boiler unless rateable under Class 4 Table 4 ii)Dual-purpose boiler not used ¬mainly or exclusively¬ for either Class 1 Table 1 purpose
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical boilers
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Boilers
CG Code	202C02
Specific	Industrial Space heating-hot water
Descriptive	Sets of 24 kw Boilers
Tech1	Ht 1200mm - depth 1300mm - linked width various (These are only generic dimensions).
Tech2	Output 192 kW
Unit size	Each (system to give total kW output)
Unit of measurement	Each
ERC	£15,761
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Variety of boilers similar in shape and design to domestic gas hot water boilers, used to raise hot water (but sometimes steam). Single heater by-pass system used for heating Factories, Sports Centres, Universities, Colleges etc. Maximum work pressure not greater than 7 bars. Main source of heat is gas, gas oil or oil. Steam or Hot water is used for heating or process or a combination of both. For greater output units may be linked together but for larger amounts of constant heat a small package boiler is more suitable. Heat recovery from the exhaust gases utilised for ducted warm air or further warm water. Boilers are constructed of mild steel and include safety valves, water gauges and computer controls. Can work in groups of 4, 5, and 6 up to a range of 16 in order to give the required kW output. Often maximum ratings lb/hour are stated on the machine but this is NOT the normal working rating but the maximum allowing for safety margins.
Referencing details	Boilers will be rateable where Steam is used for Power (Class 1 Table 1) Services i.e. Heat (Class 2 Table 2) or it is a Named Structure (when used for the Process)(Class 4 Table 4) A small boiler will evaporate 2,000 lb/hour A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour Most modern boilers are rated in kW / hr.
Cost information notes	-
rateable element	Boiler (Class 1 Table 1 including list of accessories)
non rateable element	i) Process Boiler unless rateable under Class 4 Table 4 ii)Dual-purpose boiler not used ¬mainly or exclusively¬ for either Class 1 Table 1 purpose
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical boilers
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Boilers
CG Code	202C03
Specific	Industrial Space heating-hot water
Descriptive	Sets of 24 kw Boilers
Tech1	Ht 1200mm - depth 1300mm - linked width various (These are only generic dimensions).
Tech2	Output 312 kW
Unit size	Each (system to give total kW output)
Unit of measurement	Each
ERC	£25,613
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Variety of boilers similar in shape and design to domestic gas hot water boilers, used to raise hot water (but sometimes steam). Single heater by-pass system used for heating Factories, Sports Centres, Universities, Colleges etc. Maximum work pressure not greater than 7 bars. Main source of heat is gas, gas oil or oil. Steam or Hot water is used for heating or process or a combination of both. For greater output units may be linked together but for larger amounts of constant heat a small package boiler is more suitable. Heat recovery from the exhaust gases utilised for ducted warm air or further warm water. Boilers are constructed of mild steel and include safety valves, water gauges and computer controls. Can work in groups of 4, 5, and 6 up to a range of 16 in order to give the required kW output. Often maximum ratings lb/hour are stated on the machine but this is NOT the normal working rating but the maximum allowing for safety margins.
Referencing details	Boilers will be rateable where Steam is used for Power (Class 1 Table 1) Services i.e. Heat (Class 2 Table 2) or it is a Named Structure (when used for the Process)(Class 4 Table 4) A small boiler will evaporate 2,000 lb/hour A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour Most modern boilers are rated in kW / hr.
Cost information notes	-
rateable element	Boiler (Class 1 Table 1 including list of accessories)
non rateable element	i) Process Boiler unless rateable under Class 4 Table 4 ii)Dual-purpose boiler not used ¬mainly or exclusively¬ for either Class 1 Table 1 purpose
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical boilers
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Boilers
CG Code	202C04
Specific	Industrial Space heating-hot water
Descriptive	Sets of 24 kw Boilers
Tech1	Ht 1200mm - depth 1300mm - linked width various (These are only generic dimensions).
Tech2	Output 384 kW
Unit size	Each (system to give total kW output)
Unit of measurement	Each
ERC	£31,523
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Variety of boilers similar in shape and design to domestic gas hot water boilers, used to raise hot water (but sometimes steam). Single heater by-pass system used for heating Factories, Sports Centres, Universities, Colleges etc. Maximum work pressure not greater than 7 bars. Main source of heat is gas, gas oil or oil. Steam or Hot water is used for heating or process or a combination of both. For greater output units may be linked together but for larger amounts of constant heat a small package boiler is more suitable. Heat recovery from the exhaust gases utilised for ducted warm air or further warm water. Boilers are constructed of mild steel and include safety valves, water gauges and computer controls. Can work in groups of 4, 5, and 6 up to a range of 16 in order to give the required kW output. Often maximum ratings lb/hour are stated on the machine but this is NOT the normal working rating but the maximum allowing for safety margins.
Referencing details	Boilers will be rateable where Steam is used for Power (Class 1 Table 1) Services i.e. Heat (Class 2 Table 2) or it is a Named Structure (when used for the Process)(Class 4 Table 4) A small boiler will evaporate 2,000 lb/hour A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour Most modern boilers are rated in kW / hr.
Cost information notes	-
rateable element	Boiler (Class 1 Table 1 including list of accessories)
non rateable element	i) Process Boiler unless rateable under Class 4 Table 4 ii)Dual-purpose boiler not used ¬mainly or exclusively¬ for either Class 1 Table 1 purpose
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical boilers
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Boilers
CG Code	202C05
Specific	Industrial Space heating-hot water
Descriptive	Sets of 56 kw Boilers
Tech1	Ht 1200mm - depth 1800mm - linked width various (These are only generic dimensions).
Tech2	Output 216 kW
Unit size	Each (system to give total kW output)
Unit of measurement	Each
ERC	£24,538
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Variety of boilers similar in shape and design to domestic gas hot water boilers, used to raise hot water (but sometimes steam). Single heater by-pass system used for heating Factories, Sports Centres, Universities, Colleges etc. Maximum work pressure not greater than 7 bars. Main source of heat is gas, gas oil or oil. Steam or Hot water is used for heating or process or a combination of both. For greater output units may be linked together but for larger amounts of constant heat a small package boiler is more suitable. Heat recovery from the exhaust gases utilised for ducted warm air or further warm water. Boilers are constructed of mild steel and include safety valves, water gauges and computer controls. Can work in groups of 4, 5, and 6 up to a range of 16 in order to give the required kW output. Often maximum ratings lb/hour are stated on the machine but this is NOT the normal working rating but the maximum allowing for safety margins.
Referencing details	Boilers will be rateable where Steam is used for Power (Class 1 Table 1) Services i.e. Heat (Class 2 Table 2) or it is a Named Structure (when used for the Process)(Class 4 Table 4) A small boiler will evaporate 2,000 lb/hour A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour Most modern boilers are rated in kW / hr.
Cost information notes	-
rateable element	Boiler (Class 1 Table 1 including list of accessories)
non rateable element	i) Process Boiler unless rateable under Class 4 Table 4 ii)Dual-purpose boiler not used ¬mainly or exclusively¬ for either Class 1 Table 1 purpose
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical boilers
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Boilers
CG Code	202C06
Specific	Industrial Space heating-hot water
Descriptive	Sets of 56 kw Boilers
Tech1	Ht 1200mm - depth 1800mm - linked width various (These are only generic dimensions).
Tech2	Output 432 kW
Unit size	Each (system to give total kW output)
Unit of measurement	Each
ERC	£49,077
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Variety of boilers similar in shape and design to domestic gas hot water boilers, used to raise hot water (but sometimes steam). Single heater by-pass system used for heating Factories, Sports Centres, Universities, Colleges etc. Maximum work pressure not greater than 7 bars. Main source of heat is gas, gas oil or oil. Steam or Hot water is used for heating or process or a combination of both. For greater output units may be linked together but for larger amounts of constant heat a small package boiler is more suitable. Heat recovery from the exhaust gases utilised for ducted warm air or further warm water. Boilers are constructed of mild steel and include safety valves, water gauges and computer controls. Can work in groups of 4, 5, and 6 up to a range of 16 in order to give the required kW output. Often maximum ratings lb/hour are stated on the machine but this is NOT the normal working rating but the maximum allowing for safety margins.
Referencing details	Boilers will be rateable where Steam is used for Power (Class 1 Table 1) Services i.e. Heat (Class 2 Table 2) or it is a Named Structure (when used for the Process)(Class 4 Table 4) A small boiler will evaporate 2,000 lb/hour A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour Most modern boilers are rated in kW / hr.
Cost information notes	-
rateable element	Boiler (Class 1 Table 1 including list of accessories)
non rateable element	i) Process Boiler unless rateable under Class 4 Table 4 ii)Dual-purpose boiler not used ¬mainly or exclusively¬ for either Class 1 Table 1 purpose
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical Boilers
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Boilers
CG Code	202C07
Specific	Industrial Space heating-hot water
Descriptive	Sets of 56 kw Boilers
Tech1	Ht 1200mm - depth 1800mm - linked width various (These are only generic dimensions).
Tech2	Output 702 kW
Unit size	Each (system to give total kW output)
Unit of measurement	Each
ERC	£79,750
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Variety of boilers similar in shape and design to domestic gas hot water boilers, used to raise hot water (but sometimes steam). Single heater by-pass system used for heating Factories, Sports Centres, Universities, Colleges etc. Maximum work pressure not greater than 7 bars. Main source of heat is gas, gas oil or oil. Steam or Hot water is used for heating or process or a combination of both. For greater output units may be linked together but for larger amounts of constant heat a small package boiler is more suitable. Heat recovery from the exhaust gases utilised for ducted warm air or further warm water. Boilers are constructed of mild steel and include safety valves, water gauges and computer controls. Can work in groups of 4, 5, and 6 up to a range of 16 in order to give the required kW output. Often maximum ratings lb/hour are stated on the machine but this is NOT the normal working rating but the maximum allowing for safety margins.
Referencing details	Boilers will be rateable where Steam is used for Power (Class 1 Table 1) Services i.e. Heat (Class 2 Table 2) or it is a Named Structure (when used for the Process)(Class 4 Table 4) A small boiler will evaporate 2,000 lb/hour A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour Most modern boilers are rated in kW / hr.
Cost information notes	-
rateable element	Boiler (Class 1 Table 1 including list of accessories)
non rateable element	i) Process Boiler unless rateable under Class 4 Table 4 ii)Dual-purpose boiler not used ¬mainly or exclusively¬ for either Class 1 Table 1 purpose
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical boilers
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Boilers
CG Code	202C08
Specific	Industrial Space heating-hot water
Descriptive	Sets of 56 kw Boilers
Tech1	Ht 1200mm - depth 1800mm - linked width various (These are only generic dimensions).
Tech2	Output 864 kW
Unit size	Each (system to give total kW output)
Unit of measurement	Each
ERC	£98,153
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Variety of boilers similar in shape and design to domestic gas hot water boilers, used to raise hot water (but sometimes steam). Single heater by-pass system used for heating Factories, Sports Centres, Universities, Colleges etc. Maximum work pressure not greater than 7 bars. Main source of heat is gas, gas oil or oil. Steam or Hot water is used for heating or process or a combination of both. For greater output units may be linked together but for larger amounts of constant heat a small package boiler is more suitable. Heat recovery from the exhaust gases utilised for ducted warm air or further warm water. Boilers are constructed of mild steel and include safety valves, water gauges and computer controls. Can work in groups of 4, 5, and 6 up to a range of 16 in order to give the required kW output. Often maximum ratings lb/hour are stated on the machine but this is NOT the normal working rating but the maximum allowing for safety margins.
Referencing details	Boilers will be rateable where Steam is used for Power (Class 1 Table 1) Services i.e. Heat (Class 2 Table 2) or it is a Named Structure (when used for the Process)(Class 4 Table 4) A small boiler will evaporate 2,000 lb/hour A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour Most modern boilers are rated in kW / hr.
Cost information notes	-
rateable element	Boiler (Class 1 Table 1 including list of accessories)
non rateable element	i) Process Boiler unless rateable under Class 4 Table 4 ii)Dual-purpose boiler not used ¬mainly or exclusively¬ for either Class 1 Table 1 purpose
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical boilers
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Boilers
CG Code	202C09
Specific	Industrial Space heating-hot water
Descriptive	Sets of 86 kw Boilers
Tech1	Ht 1500mm - depth 2200mm - linked width various (These are only generic dimensions).
Tech2	Output 344 kW
Unit size	Each (system to give total kW output)
Unit of measurement	Each
ERC	£28,323
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Variety of boilers similar in shape and design to domestic gas hot water boilers, used to raise hot water (but sometimes steam). Single heater by-pass system used for heating Factories, Sports Centres, Universities, Colleges etc. Maximum work pressure not greater than 7 bars. Main source of heat is gas, gas oil or oil. Steam or Hot water is used for heating or process or a combination of both. For greater output units may be linked together but for larger amounts of constant heat a small package boiler is more suitable. Heat recovery from the exhaust gases utilised for ducted warm air or further warm water. Boilers are constructed of mild steel and include safety valves, water gauges and computer controls. Can work in groups of 4, 5, and 6 up to a range of 16 in order to give the required kW output. Often maximum ratings lb/hour are stated on the machine but this is NOT the normal working rating but the maximum allowing for safety margins.
Referencing details	Boilers will be rateable where Steam is used for Power (Class 1 Table 1) Services i.e. Heat (Class 2 Table 2) or it is a Named Structure (when used for the Process)(Class 4 Table 4) A small boiler will evaporate 2,000 lb/hour A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour Most modern boilers are rated in kW / hr.
Cost information notes	-
rateable element	Boiler (Class 1 Table 1 including list of accessories)
non rateable element	i) Process Boiler unless rateable under Class 4 Table 4 ii)Dual-purpose boiler not used ¬mainly or exclusively¬ for either Class 1 Table 1 purpose
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical boilers
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Boilers
CG Code	202C10
Specific	Industrial Space heating-hot water
Descriptive	Sets of 86 kw Boilers
Tech1	Ht 1500mm - depth 2200mm - linked width various (These are only generic dimensions).
Tech2	Output 688 kW
Unit size	Each (system to give total kW output)
Unit of measurement	Each
ERC	£56,648
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Variety of boilers similar in shape and design to domestic gas hot water boilers, used to raise hot water (but sometimes steam). Single heater by-pass system used for heating Factories, Sports Centres, Universities, Colleges etc. Maximum work pressure not greater than 7 bars. Main source of heat is gas, gas oil or oil. Steam or Hot water is used for heating or process or a combination of both. For greater output units may be linked together but for larger amounts of constant heat a small package boiler is more suitable. Heat recovery from the exhaust gases utilised for ducted warm air or further warm water. Boilers are constructed of mild steel and include safety valves, water gauges and computer controls. Can work in groups of 4, 5, and 6 up to a range of 16 in order to give the required kW output. Often maximum ratings lb/hour are stated on the machine but this is NOT the normal working rating but the maximum allowing for safety margins.
Referencing details	Boilers will be rateable where Steam is used for Power (Class 1 Table 1) Services i.e. Heat (Class 2 Table 2) or it is a Named Structure (when used for the Process)(Class 4 Table 4) A small boiler will evaporate 2,000 lb/hour A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour Most modern boilers are rated in kW / hr.
Cost information notes	-
rateable element	Boiler (Class 1 Table 1 including list of accessories)
non rateable element	i) Process Boiler unless rateable under Class 4 Table 4 ii)Dual-purpose boiler not used ¬mainly or exclusively¬ for either Class 1 Table 1 purpose
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical boilers
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Boilers
CG Code	202C11
Specific	Industrial Space heating-hot water
Descriptive	Sets of 86 kw Boilers
Tech1	Ht 1500mm - depth 2200mm - linked width various (These are only generic dimensions).
Tech2	Output 1118 kW
Unit size	Each (system to give total kW output)
Unit of measurement	Each
ERC	£92,052
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Variety of boilers similar in shape and design to domestic gas hot water boilers, used to raise hot water (but sometimes steam). Single heater by-pass system used for heating Factories, Sports Centres, Universities, Colleges etc. Maximum work pressure not greater than 7 bars. Main source of heat is gas, gas oil or oil. Steam or Hot water is used for heating or process or a combination of both. For greater output units may be linked together but for larger amounts of constant heat a small package boiler is more suitable. Heat recovery from the exhaust gases utilised for ducted warm air or further warm water. Boilers are constructed of mild steel and include safety valves, water gauges and computer controls. Can work in groups of 4, 5, and 6 up to a range of 16 in order to give the required kW output. Often maximum ratings lb/hour are stated on the machine but this is NOT the normal working rating but the maximum allowing for safety margins.
Referencing details	Boilers will be rateable where Steam is used for Power (Class 1 Table 1) Services i.e. Heat (Class 2 Table 2) or it is a Named Structure (when used for the Process)(Class 4 Table 4) A small boiler will evaporate 2,000 lb/hour A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour Most modern boilers are rated in kW / hr.
Cost information notes	-
rateable element	Boiler (Class 1 Table 1 including list of accessories)
non rateable element	i) Process Boiler unless rateable under Class 4 Table 4 ii)Dual-purpose boiler not used ¬mainly or exclusively¬ for either Class 1 Table 1 purpose
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical boilers
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Boilers
CG Code	202C12
Specific	Industrial Space heating-hot water
Descriptive	Sets of 86 kw Boilers
Tech1	Ht 1500mm - depth 2200mm - linked width various (These are only generic dimensions).
Tech2	Output 1376 kW
Unit size	Each (system to give total kW output)
Unit of measurement	Each
ERC	£113,294
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Variety of boilers similar in shape and design to domestic gas hot water boilers, used to raise hot water (but sometimes steam). Single heater by-pass system used for heating Factories, Sports Centres, Universities, Colleges etc. Maximum work pressure not greater than 7 bars. Main source of heat is gas, gas oil or oil. Steam or Hot water is used for heating or process or a combination of both. For greater output units may be linked together but for larger amounts of constant heat a small package boiler is more suitable. Heat recovery from the exhaust gases utilised for ducted warm air or further warm water. Boilers are constructed of mild steel and include safety valves, water gauges and computer controls. Can work in groups of 4, 5, and 6 up to a range of 16 in order to give the required kW output. Often maximum ratings lb/hour are stated on the machine but this is NOT the normal working rating but the maximum allowing for safety margins.
Referencing details	Boilers will be rateable where Steam is used for Power (Class 1 Table 1) Services i.e. Heat (Class 2 Table 2) or it is a Named Structure (when used for the Process)(Class 4 Table 4) A small boiler will evaporate 2,000 lb/hour A large industrial boiler 100,000 lb/hour If a boiler is rated in Btu/hr (it is usually for hot water) it can be converted in lb/hours taking 1000 Btu/hr = 1lb/hour 3412 Btu/hr = 1KW/hour Most modern boilers are rated in kW / hr.
Cost information notes	-
rateable element	Boiler (Class 1 Table 1 including list of accessories)
non rateable element	i) Process Boiler unless rateable under Class 4 Table 4 ii)Dual-purpose boiler not used ¬mainly or exclusively¬ for either Class 1 Table 1 purpose
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typcal boilers
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Boilers
CG Code	202C40
Specific	Industrial Space heating-hot water
Descriptive	Single Gas fired boilers
Tech1	Height 1500mm-width1150mm-depth1510mm (These are only generic dimensions).
Tech2	Output 44 kW
Unit size	Each (system to give total kW output)
Unit of measurement	Each
ERC	£7,266
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Variety of boilers similar in shape and design to domestic gas hot water boilers, used to raise hot water (but sometimes steam). Single heater by-pass system used for heating Factories, Sports Centres, Universities, Colleges etc. Maximum work pressure not greater than 7 bars. Main source of heat is gas, gas oil or oil. Steam or Hot water is used for heating or process or a combination of both. For greater output units may be linked together but for larger amounts of constant heat a small package boiler is more suitable. Heat recovery from the exhaust gases utilised for ducted warm air or further warm water. Boilers are constructed of mild steel and include safety valves, water gauges and computer controls. Can work in groups of 4, 5, and 6 up to a range of 16 in order to give the required kW output. Often maximum ratings lb/hour are stated on the machine but this is NOT the normal working rating but the maximum allowing for safety margins.
Referencing details	output in kW
Cost information notes	-
rateable element	Boiler (Class 1 Table 1 or Class 2 Table 2 including list of accessories)
non rateable element	i) Process Boiler unless rateable under Class 4 Table ii) Dual-purpose boiler not used ¬mainly or exclusively¬ for either Class iii) 1 Table 1 purposes unless rateable under Class 4 Table 4. Accessories to Class 4 boilers. Certain conditions under Class 2
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical boilers
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Boilers
CG Code	202C41
Specific	Industrial Space heating-hot water
Descriptive	Single Gas fired boilers
Tech1	Height 1500mm-width1150mm-depth1510mm (These are only generic dimensions).
Tech2	Output 73 kW
Unit size	Each (system to give total kW output)
Unit of measurement	Each
ERC	£7,994
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Variety of boilers similar in shape and design to domestic gas hot water boilers, used to raise hot water (but sometimes steam). Single heater by-pass system used for heating Factories, Sports Centres, Universities, Colleges etc. Maximum work pressure not greater than 7 bars. Main source of heat is gas, gas oil or oil. Steam or Hot water is used for heating or process or a combination of both. For greater output units may be linked together but for larger amounts of constant heat a small package boiler is more suitable. Heat recovery from the exhaust gases utilised for ducted warm air or further warm water. Boilers are constructed of mild steel and include safety valves, water gauges and computer controls. Can work in groups of 4, 5, and 6 up to a range of 16 in order to give the required kW output. Often maximum ratings lb/hour are stated on the machine but this is NOT the normal working rating but the maximum allowing for safety margins.
Referencing details	output in kW
Cost information notes	-
rateable element	Boiler (Class 1 Table 1 or Class 2 Table 2 including list of accessories)
non rateable element	i) Process Boiler unless rateable under Class 4 Table ii) Dual-purpose boiler not used ¬mainly or exclusively¬ for either Class iii) 1 Table 1 purposes unless rateable under Class 4 Table 4. Accessories to Class 4 boilers. Certain conditions under Class 2
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical Boilers
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Boilers
CG Code	202C42
Specific	Industrial Space heating-hot water
Descriptive	Single Gas fired boilers
Tech1	Height 1500mm-width1150mm-depth2240mm (These are only generic dimensions).
Tech2	Output 88 kW
Unit size	Each (system to give total kW output)
Unit of measurement	Each
ERC	£8,626
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Variety of boilers similar in shape and design to domestic gas hot water boilers, used to raise hot water (but sometimes steam). Single heater by-pass system used for heating Factories, Sports Centres, Universities, Colleges etc. Maximum work pressure not greater than 7 bars. Main source of heat is gas, gas oil or oil. Steam or Hot water is used for heating or process or a combination of both. For greater output units may be linked together but for larger amounts of constant heat a small package boiler is more suitable. Heat recovery from the exhaust gases utilised for ducted warm air or further warm water. Boilers are constructed of mild steel and include safety valves, water gauges and computer controls. Can work in groups of 4, 5, and 6 up to a range of 16 in order to give the required kW output. Often maximum ratings lb/hour are stated on the machine but this is NOT the normal working rating but the maximum allowing for safety margins.
Referencing details	output in kW
Cost information notes	-
rateable element	Boiler (Class 1 Table 1 or Class 2 Table 2 including list of accessories)
non rateable element	i) Process Boiler unless rateable under Class 4 Table ii) Dual-purpose boiler not used ¬mainly or exclusively¬ for either Class iii) 1 Table 1 purposes unless rateable under Class 4 Table 4. Accessories to Class 4 boilers. Certain conditions under Class 2
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical boilers
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Boilers
CG Code	202C43
Specific	Industrial Space heating-hot water
Descriptive	Single Gas fired boilers
Tech1	Height 1500mm-width1150mm-depth2240mm (These are only generic dimensions).
Tech2	Output 146 kW
Unit size	Each (system to give total kW output)
Unit of measurement	Each
ERC	£9,968
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Variety of boilers similar in shape and design to domestic gas hot water boilers, used to raise hot water (but sometimes steam). Single heater by-pass system used for heating Factories, Sports Centres, Universities, Colleges etc. Maximum work pressure not greater than 7 bars. Main source of heat is gas, gas oil or oil. Steam or Hot water is used for heating or process or a combination of both. For greater output units may be linked together but for larger amounts of constant heat a small package boiler is more suitable. Heat recovery from the exhaust gases utilised for ducted warm air or further warm water. Boilers are constructed of mild steel and include safety valves, water gauges and computer controls. Can work in groups of 4, 5, and 6 up to a range of 16 in order to give the required kW output. Often maximum ratings lb/hour are stated on the machine but this is NOT the normal working rating but the maximum allowing for safety margins.
Referencing details	output in kW
Cost information notes	-
rateable element	Boiler (Class 1 Table 1 or Class 2 Table 2 including list of accessories)
non rateable element	i) Process Boiler unless rateable under Class 4 Table ii) Dual-purpose boiler not used ¬mainly or exclusively¬ for either Class iii) 1 Table 1 purposes unless rateable under Class 4 Table 4. Accessories to Class 4 boilers. Certain conditions under Class 2
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical boilers
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Boilers
CG Code	202C44
Specific	Industrial Space heating-hot water
Descriptive	Single Gas fired boilers
Tech1	Height 1500mm-width1150mm-depth2970mm (These are only generic dimensions).
Tech2	Output 176 kW
Unit size	Each (system to give total kW output)
Unit of measurement	Each
ERC	£11,414
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Variety of boilers similar in shape and design to domestic gas hot water boilers, used to raise hot water (but sometimes steam). Single heater by-pass system used for heating Factories, Sports Centres, Universities, Colleges etc. Maximum work pressure not greater than 7 bars. Main source of heat is gas, gas oil or oil. Steam or Hot water is used for heating or process or a combination of both. For greater output units may be linked together but for larger amounts of constant heat a small package boiler is more suitable. Heat recovery from the exhaust gases utilised for ducted warm air or further warm water. Boilers are constructed of mild steel and include safety valves, water gauges and computer controls. Can work in groups of 4, 5, and 6 up to a range of 16 in order to give the required kW output. Often maximum ratings lb/hour are stated on the machine but this is NOT the normal working rating but the maximum allowing for safety margins.
Referencing details	output in kW
Cost information notes	-
rateable element	Boiler (Class 1 Table 1 or Class 2 Table 2 including list of accessories)
non rateable element	i) Process Boiler unless rateable under Class 4 Table ii) Dual-purpose boiler not used ¬mainly or exclusively¬ for either Class iii) 1 Table 1 purposes unless rateable under Class 4 Table 4. Accessories to Class 4 boilers. Certain conditions under Class 2
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical boilers
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Boilers
CG Code	202C45
Specific	Industrial Space heating-hot water
Descriptive	Single Gas fired boilers
Tech1	Height 1500mm-width1150mm-depth3070mm (These are only generic dimensions).
Tech2	Output 220 kW
Unit size	Each (system to give total kW output)
Unit of measurement	Each
ERC	£13,027
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Variety of boilers similar in shape and design to domestic gas hot water boilers, used to raise hot water (but sometimes steam). Single heater by-pass system used for heating Factories, Sports Centres, Universities, Colleges etc. Maximum work pressure not greater than 7 bars. Main source of heat is gas, gas oil or oil. Steam or Hot water is used for heating or process or a combination of both. For greater output units may be linked together but for larger amounts of constant heat a small package boiler is more suitable. Heat recovery from the exhaust gases utilised for ducted warm air or further warm water. Boilers are constructed of mild steel and include safety valves, water gauges and computer controls. Can work in groups of 4, 5, and 6 up to a range of 16 in order to give the required kW output. Often maximum ratings lb/hour are stated on the machine but this is NOT the normal working rating but the maximum allowing for safety margins.
Referencing details	output in kW
Cost information notes	-
rateable element	Boiler (Class 1 Table 1 or Class 2 Table 2 including list of accessories)
non rateable element	i) Process Boiler unless rateable under Class 4 Table ii) Dual-purpose boiler not used ¬mainly or exclusively¬ for either Class iii) 1 Table 1 purposes unless rateable under Class 4 Table 4. Accessories to Class 4 boilers. Certain conditions under Class 2
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical boilers
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Boilers
CG Code	202C46
Specific	Industrial Space heating-hot water
Descriptive	Single Gas fired boilers
Tech1	Height 1500mm-width1150mm-depth3800mm (These are only generic dimensions).
Tech2	Output 234 kW
Unit size	Each (system to give total kW output)
Unit of measurement	Each
ERC	£14,274
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Variety of boilers similar in shape and design to domestic gas hot water boilers, used to raise hot water (but sometimes steam). Single heater by-pass system used for heating Factories, Sports Centres, Universities, Colleges etc. Maximum work pressure not greater than 7 bars. Main source of heat is gas, gas oil or oil. Steam or Hot water is used for heating or process or a combination of both. For greater output units may be linked together but for larger amounts of constant heat a small package boiler is more suitable. Heat recovery from the exhaust gases utilised for ducted warm air or further warm water. Boilers are constructed of mild steel and include safety valves, water gauges and computer controls. Can work in groups of 4, 5, and 6 up to a range of 16 in order to give the required kW output. Often maximum ratings lb/hour are stated on the machine but this is NOT the normal working rating but the maximum allowing for safety margins.
Referencing details	output in kW
Cost information notes	-
rateable element	Boiler (Class 1 Table 1 or Class 2 Table 2 including list of accessories)
non rateable element	i) Process Boiler unless rateable under Class 4 Table ii) Dual-purpose boiler not used ¬mainly or exclusively¬ for either Class iii) 1 Table 1 purposes unless rateable under Class 4 Table 4. Accessories to Class 4 boilers. Certain conditions under Class 2
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical boilers
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Boilers
CG Code	202C47
Specific	Industrial Space heating-hot water
Descriptive	Single Gas fired boilers
Tech1	Height 1500mm-width1150mm-depth3800mm (These are only generic dimensions).
Tech2	Output 293 kW
Unit size	Each (system to give total kW output)
Unit of measurement	Each
ERC	£14,481
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Variety of boilers similar in shape and design to domestic gas hot water boilers, used to raise hot water (but sometimes steam). Single heater by-pass system used for heating Factories, Sports Centres, Universities, Colleges etc. Maximum work pressure not greater than 7 bars. Main source of heat is gas, gas oil or oil. Steam or Hot water is used for heating or process or a combination of both. For greater output units may be linked together but for larger amounts of constant heat a small package boiler is more suitable. Heat recovery from the exhaust gases utilised for ducted warm air or further warm water. Boilers are constructed of mild steel and include safety valves, water gauges and computer controls. Can work in groups of 4, 5, and 6 up to a range of 16 in order to give the required kW output. Often maximum ratings lb/hour are stated on the machine but this is NOT the normal working rating but the maximum allowing for safety margins.
Referencing details	output in kW
Cost information notes	-
rateable element	Boiler (Class 1 Table 1 or Class 2 Table 2 including list of accessories)
non rateable element	i) Process Boiler unless rateable under Class 4 Table ii) Dual-purpose boiler not used ¬mainly or exclusively¬ for either Class iii) 1 Table 1 purposes unless rateable under Class 4 Table 4. Accessories to Class 4 boilers. Certain conditions under Class 2
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical boilers
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Boilers
CG Code	202C48
Specific	Industrial Space heating-hot water
Descriptive	Single Gas fired boilers
Tech1	Height 1500mm-width1150mm-depth4530mm (These are only generic dimensions).
Tech2	Output 293 kW
Unit size	Each (system to give total kW output)
Unit of measurement	Each
ERC	£14,481
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Variety of boilers similar in shape and design to domestic gas hot water boilers, used to raise hot water (but sometimes steam). Single heater by-pass system used for heating Factories, Sports Centres, Universities, Colleges etc. Maximum work pressure not greater than 7 bars. Main source of heat is gas, gas oil or oil. Steam or Hot water is used for heating or process or a combination of both. For greater output units may be linked together but for larger amounts of constant heat a small package boiler is more suitable. Heat recovery from the exhaust gases utilised for ducted warm air or further warm water. Boilers are constructed of mild steel and include safety valves, water gauges and computer controls. Can work in groups of 4, 5, and 6 up to a range of 16 in order to give the required kW output. Often maximum ratings lb/hour are stated on the machine but this is NOT the normal working rating but the maximum allowing for safety margins.
Referencing details	output in kW
Cost information notes	Specification similar to 202C47 except for the height.
rateable element	Boiler (Class 1 Table 1 or Class 2 Table 2 including list of accessories)
non rateable element	i) Process Boiler unless rateable under Class 4 Table ii) Dual-purpose boiler not used ¬mainly or exclusively¬ for either Class iii) 1 Table 1 purposes unless rateable under Class 4 Table 4. Accessories to Class 4 boilers. Certain conditions under Class 2
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical boilers
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Boilers
CG Code	202C49
Specific	Industrial Space heating-hot water
Descriptive	Single Gas fired boilers
Tech1	Height 1500mm-width1150mm-depth4530mm (These are only generic dimensions).
Tech2	Output 366 kW
Unit size	Each (system to give total kW output)
Unit of measurement	Each
ERC	£16,867
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Variety of boilers similar in shape and design to domestic gas hot water boilers, used to raise hot water (but sometimes steam). Single heater by-pass system used for heating Factories, Sports Centres, Universities, Colleges etc. Maximum work pressure not greater than 7 bars. Main source of heat is gas, gas oil or oil. Steam or Hot water is used for heating or process or a combination of both. For greater output units may be linked together but for larger amounts of constant heat a small package boiler is more suitable. Heat recovery from the exhaust gases utilised for ducted warm air or further warm water. Boilers are constructed of mild steel and include safety valves, water gauges and computer controls. Can work in groups of 4, 5, and 6 up to a range of 16 in order to give the required kW output. Often maximum ratings lb/hour are stated on the machine but this is NOT the normal working rating but the maximum allowing for safety margins.
Referencing details	output in kW
Cost information notes	-
rateable element	Boiler (Class 1 Table 1 or Class 2 Table 2 including list of accessories)
non rateable element	i) Process Boiler unless rateable under Class 4 Table ii) Dual-purpose boiler not used ¬mainly or exclusively¬ for either Class iii) 1 Table 1 purposes unless rateable under Class 4 Table 4. Accessories to Class 4 boilers. Certain conditions under Class 2
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical boilers
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Boilers
CG Code	202C60
Specific	Industrial space heating - hot water
Descriptive	Single gas fired boilers - vertical fired
Tech1	Ht 2100mm - diam 700mm - perm pilot
Tech2	Output kw 29.3
Unit size	one
Unit of measurement	Each
ERC	£4,775
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Vertical fired boilers
Referencing details	Rating in kW or BTU/hr
Cost information notes	The Costs are for a Class 2 Boiler. For Class 4 Boilers take 60 % of the Class 2 costs
rateable element	Boiler (Class 1 Table 1 or Class 2 Table 2 including list of accessories)
non rateable element	Process Boiler unless rateable under Class 4 Table 4 Dual-purpose boiler not used ¬mainly or exclusively¬ for either Class 1 Table 1 purposes unle
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical gas fired boiler
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Boilers
CG Code	202C61
Specific	Industrial space heating - hot water
Descriptive	Single gas fired boilers - vertical fired
Tech1	Ht 2100mm - diam 700mm - electric
Tech2	Output kw 29.3
Unit size	one
Unit of measurement	Each
ERC	£5,418
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Vertical fired boilers
Referencing details	Rating in kW or BTU/hr
Cost information notes	The Costs are for a Class 2 Boiler. For Class 4 Boilers take 60 % of the Class 2 costs
rateable element	Boiler (Class 1 Table 1 or Class 2 Table 2 including list of accessories)
non rateable element	Process Boiler unless rateable under Class 4 Table 4 Dual-purpose boiler not used ¬mainly or exclusively¬ for either Class 1 Table 1 purposes unle
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical gas fired boiler
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Boilers
CG Code	202C62
Specific	Industrial space heating - hot water
Descriptive	Single gas fired boilers - vertical fired
Tech1	Ht 2100mm - diam 700mm - perm pilot
Tech2	Output kw 58.6
Unit size	one
Unit of measurement	Each
ERC	£5,212
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Vertical fired boilers
Referencing details	Rating in kW or BTU/hr
Cost information notes	The Costs are for a Class 2 Boiler. For Class 4 Boilers take 60 % of the Class 2 costs
rateable element	Boiler (Class 1 Table 1 or Class 2 Table 2 including list of accessories)
non rateable element	Process Boiler unless rateable under Class 4 Table 4 Dual-purpose boiler not used ¬mainly or exclusively¬ for either Class 1 Table 1 purposes unle
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical gas fired boiler
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Boilers
CG Code	202C63
Specific	Industrial space heating - hot water
Descriptive	Single gas fired boilers - vertical fired
Tech1	Ht 2100mm - diam 700mm - electric
Tech2	Output kw 58.6
Unit size	one
Unit of measurement	Each
ERC	£5,947
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Vertical fired boilers
Referencing details	Rating in kW or BTU/hr
Cost information notes	The Costs are for a Class 2 Boiler. For Class 4 Boilers take 60 % of the Class 2 costs
rateable element	Boiler (Class 1 Table 1 or Class 2 Table 2 including list of accessories)
non rateable element	Process Boiler unless rateable under Class 4 Table 4 Dual-purpose boiler not used ¬mainly or exclusively¬ for either Class 1 Table 1 purposes unle
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical gas fired boiler
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Boilers
CG Code	202C64
Specific	Industrial space heating - hot water
Descriptive	Single gas fired boilers - vertical fired
Tech1	Ht 2100mm - diam 700mm - perm pilot
Tech2	Output kw 87.9
Unit size	one
Unit of measurement	Each
ERC	£7,336
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Vertical fired boilers
Referencing details	Rating in kW or BTU/hr
Cost information notes	The Costs are for a Class 2 Boiler. For Class 4 Boilers take 60 % of the Class 2 costs
rateable element	Boiler (Class 1 Table 1 or Class 2 Table 2 including list of accessories)
non rateable element	Process Boiler unless rateable under Class 4 Table 4 Dual-purpose boiler not used ¬mainly or exclusively¬ for either Class 1 Table 1 purposes unle
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical gas fired boiler
Photo notes	-

Photo1

Photo2

Photo3

[Back]

Generic Category	Boilers
CG Code	202C65
Specific	Industrial space heating - hot water
Descriptive	Single gas fired boilers - vertical fired
Tech1	Ht 2100mm - diam 700mm - electric
Tech2	Output kw 87.9
Unit size	one
Unit of measurement	Each
ERC	£8,254
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Vertical fired boilers
Referencing details	Rating in kW or BTU/hr
Cost information notes	The Costs are for a Class 2 Boiler. For Class 4 Boilers take 60 % of the Class 2 costs
rateable element	Boiler (Class 1 Table 1 or Class 2 Table 2 including list of accessories)
non rateable element	Process Boiler unless rateable under Class 4 Table 4 Dual-purpose boiler not used ¬mainly or exclusively¬ for either Class 1 Table 1 purposes unle
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical gas fired boiler
Photo notes	-

Photo1

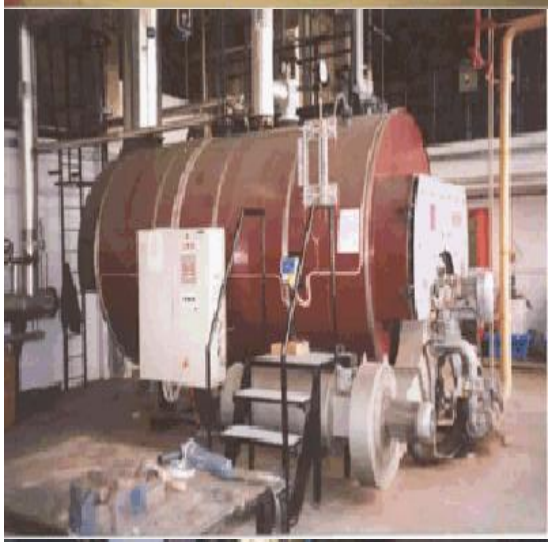
Photo2

Photo3

Back

Generic Category	Boilers
CG Code	202B02
Specific	Package - Process heating
Descriptive	Gas fired-steam
Tech1	Pressure 150 psig - temp 100°C
Tech2	Output 5690 kw
Unit size	one
Unit of measurement	Each
ERC	£141,539
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Shell Boilers: - Shell boilers are filled with water (top) and have a combustion chamber (lower). The heat passes through the water and makes it hot. In some cases the heat turns the water to steam. General information: - These boilers are used for hot water purposes and low-pressure steam and are also used for heating the property, providing hot water for kitchens, showers and toilets et cetera. [In rental valuations the cost of the heating boiler will be reflected in the rate adopted for the floor area, which will include an element for heating. In such circumstances DO NOT add separately for the heating boiler]. Hot water from these boilers may be used in the process of the occupier, e.g. cooking vegetables in a canning factory. Steam can be used for heating purposes and as part of the process. Boilers are made from mild steel and are circular however some are contained within a square acoustic / insulated "box". Usually gas fired these boilers can be gas oil fired and in very unusual circumstances coke or alternative fuels can be employed. Costs include instrumentation. Costs do not include concrete foundations of settings. Water Tube: Tubes containing water pass through a main firebox and the water heats up. Usually these boilers are for steam production the steam being used for heating purposes on the hereditament and in the process being undertaken on the premises. The smaller tube steam boilers are unlikely to be used for power generation.

Referencing details	Class 1 Table 1 Plant and Machinery specified in Table 1 below which is USED or INTENDED to be USED MAINLY OR EXCLUSIVELY in connection with\¬85 "Mainly" This does not mean the % must be more than 50% i.e.:Power (Class 1) 45%Heating (Class 2) 35%Process (Class 4) 20% Mainly Class 1 All the boiler is RateableOr Power (Class 1) 20%Heating (Class 2) 55%Process (Class 4) 25%Class 2 (in part) All the boiler is RateableOr Power (Class 1) 30%Heating (Class 2) 30%Process (Class 4) 40%Class 4 Not Rateable Class 1 or 2 (If any part is in Class 2 the whole is rateable under this class) But may be rateable under Class 4"Mainly" Do not add together the % for Class 1 and Class 2 in order to be greater than Class 4The words mainly have been omitted from Class 2 (SI 2000 540) and thus any boiler, which is in part rateable under Class 2, is a Class 2 boiler. (Some discretion may be required if only a small part of the boilers output is used for Class 2 purposes. If the boiler is not mainly Class 1 or in any part Class 2 THE WHOLE BOILER IS RATEABLE If the boiler is not mainly Class 1 or rateable under Class 2Look at Class 4Class 4 Table 4 Boilers Note Class 4(b) Applies to accessories Class 4 (c) Applies to whole bolier (a) Only the structural elements are rateable therefore no "Twiddly Bits" values, pipes, gauges etc (b) 400m3 - readily capable of being moved from one site and re-erected in its original state on another without the substantial demolition of any surrounding structure. Boilers will be rateable where Steam is used for Power (Class 1 Table 1) Services i.e. Heat (Class 2 Table 2) or it is a Named Structure (when used for the Process)(Class 4 Table 4)
Cost information notes	-
rateable element	Boiler (Class 1 Table 1 or Class 2 Table 2 including list of accessories)
non rateable element	-
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical shell boilers
Photo notes	-
Photo1	
Photo2	

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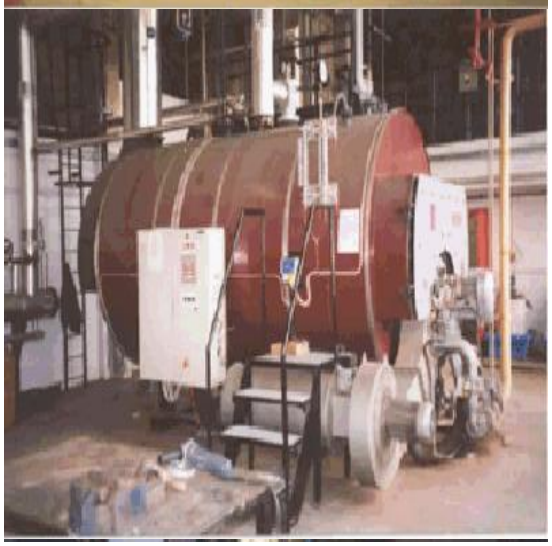
Generic Category	Boilers
CG Code	202B03
Specific	Package - Process heating
Descriptive	Gas fired-steam
Tech1	Pressure 150 psig - temp 100°C
Tech2	Output 2930 kw
Unit size	one
Unit of measurement	Each
ERC	£93,249
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Shell Boilers: - Shell boilers are filled with water (top) and have a combustion chamber (lower). The heat passes through the water and makes it hot. In some cases the heat turns the water to steam. General information: - These boilers are used for hot water purposes and low-pressure steam and are also used for heating the property, providing hot water for kitchens, showers and toilets et cetera. [In rental valuations the cost of the heating boiler will be reflected in the rate adopted for the floor area, which will include an element for heating. In such circumstances DO NOT add separately for the heating boiler]. Hot water from these boilers may be used in the process of the occupier, e.g. cooking vegetables in a canning factory. Steam can be used for heating purposes and as part of the process. Boilers are made from mild steel and are circular however some are contained within a square acoustic / insulated "box". Usually gas fired these boilers can be gas oil fired and in very unusual circumstances coke or alternative fuels can be employed. Costs include instrumentation. Costs do not include concrete foundations of settings. Water Tube: Tubes containing water pass through a main firebox and the water heats up. Usually these boilers are for steam production the steam being used for heating purposes on the hereditament and in the process being undertaken on the premises. The smaller tube steam boilers are unlikely to be used for power generation.

Referencing details	Class 1 Table 1 Plant and Machinery specified in Table 1 below which is USED or INTENDED to be USED MAINLY OR EXCLUSIVELY in connection with\¬85 "Mainly" This does not mean the % must be more than 50% i.e.:Power (Class 1) 45%Heating (Class 2) 35%Process (Class 4) 20% Mainly Class 1 All the boiler is RateableOr Power (Class 1) 20%Heating (Class 2) 55%Process (Class 4) 25%Class 2 (in part) All the boiler is RateableOr Power (Class 1) 30%Heating (Class 2) 30%Process (Class 4) 40%Class 4 Not Rateable Class 1 or 2 (If any part is in Class 2 the whole is rateable under this class) But may be rateable under Class 4"Mainly" Do not add together the % for Class 1 and Class 2 in order to be greater than Class 4The words mainly have been omitted from Class 2 (SI 2000 540) and thus any boiler, which is in part rateable under Class 2, is a Class 2 boiler. (Some discretion may be required if only a small part of the boilers output is used for Class 2 purposes. If the boiler is not mainly Class 1 or in any part Class 2 THE WHOLE BOILER IS RATEABLE If the boiler is not mainly Class 1 or rateable under Class 2Look at Class 4Class 4 Table 4 Boilers Note Class 4(b) Applies to accessories Class 4 (c) Applies to whole bolier (a) Only the structural elements are rateable therefore no "Twiddly Bits" values, pipes, gauges etc (b) 400m3 - readily capable of being moved from one site and re-erected in its original state on another without the substantial demolition of any surrounding structure. Boilers will be rateable where Steam is used for Power (Class 1 Table 1) Services i.e. Heat (Class 2 Table 2) or it is a Named Structure (when used for the Process)(Class 4 Table 4)
Cost information notes	-
rateable element	Boiler (Class 1 Table 1 or Class 2 Table 2 including list of accessories)
non rateable element	-
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical shell boilers
Photo notes	-
Photo1	
Photo2	

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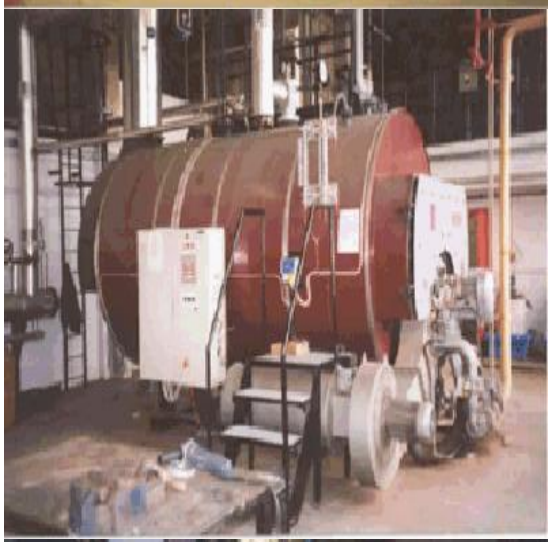
Generic Category	Boilers
CG Code	202B06
Specific	Package - Process heating
Descriptive	Gas fired-steam
Tech1	Pressure 65 psig - temp 130°C
Tech2	Output 1500 kw
Unit size	one
Unit of measurement	Each
ERC	£67,966
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Shell Boilers: - Shell boilers are filled with water (top) and have a combustion chamber (lower). The heat passes through the water and makes it hot. In some cases the heat turns the water to steam. General information: - These boilers are used for hot water purposes and low-pressure steam and are also used for heating the property, providing hot water for kitchens, showers and toilets et cetera. [In rental valuations the cost of the heating boiler will be reflected in the rate adopted for the floor area, which will include an element for heating. In such circumstances DO NOT add separately for the heating boiler]. Hot water from these boilers may be used in the process of the occupier, e.g. cooking vegetables in a canning factory. Steam can be used for heating purposes and as part of the process. Boilers are made from mild steel and are circular however some are contained within a square acoustic / insulated "box". Usually gas fired these boilers can be gas oil fired and in very unusual circumstances coke or alternative fuels can be employed. Costs include instrumentation. Costs do not include concrete foundations of settings. Water Tube: Tubes containing water pass through a main firebox and the water heats up. Usually these boilers are for steam production the steam being used for heating purposes on the hereditament and in the process being undertaken on the premises. The smaller tube steam boilers are unlikely to be used for power generation.

Referencing details	Class 1 Table 1 Plant and Machinery specified in Table 1 below which is USED or INTENDED to be USED MAINLY OR EXCLUSIVELY in connection with\¬85 "Mainly" This does not mean the % must be more than 50% i.e.:Power (Class 1) 45%Heating (Class 2) 35%Process (Class 4) 20% Mainly Class 1 All the boiler is RateableOr Power (Class 1) 20%Heating (Class 2) 55%Process (Class 4) 25%Class 2 (in part) All the boiler is RateableOr Power (Class 1) 30%Heating (Class 2) 30%Process (Class 4) 40%Class 4 Not Rateable Class 1 or 2 (If any part is in Class 2 the whole is rateable under this class) But may be rateable under Class 4"Mainly" Do not add together the % for Class 1 and Class 2 in order to be greater than Class 4The words mainly have been omitted from Class 2 (SI 2000 540) and thus any boiler, which is in part rateable under Class 2, is a Class 2 boiler. (Some discretion may be required if only a small part of the boilers output is used for Class 2 purposes. If the boiler is not mainly Class 1 or in any part Class 2 THE WHOLE BOILER IS RATEABLE If the boiler is not mainly Class 1 or rateable under Class 2Look at Class 4Class 4 Table 4 Boilers Note Class 4(b) Applies to accessories Class 4 (c) Applies to whole bolier (a) Only the structural elements are rateable therefore no "Twiddly Bits" values, pipes, gauges etc (b) 400m3 - readily capable of being moved from one site and re-erected in its original state on another without the substantial demolition of any surrounding structure. Boilers will be rateable where Steam is used for Power (Class 1 Table 1) Services i.e. Heat (Class 2 Table 2) or it is a Named Structure (when used for the Process)(Class 4 Table 4)
Cost information notes	-
rateable element	Boiler (Class 1 Table 1 or Class 2 Table 2 including list of accessories)
non rateable element	-
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical shell boilers
Photo notes	-
Photo1	
Photo2	

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Generic Category	Boilers
CG Code	202B07
Specific	Package - Process heating
Descriptive	Gas fired-steam
Tech1	Pressure 65 psig - temp 100°C
Tech2	Output 3000 kw
Unit size	one
Unit of measurement	Each
ERC	£94,854
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Shell Boilers: - Shell boilers are filled with water (top) and have a combustion chamber (lower). The heat passes through the water and makes it hot. In some cases the heat turns the water to steam. General information: - These boilers are used for hot water purposes and low-pressure steam and are also used for heating the property, providing hot water for kitchens, showers and toilets et cetera. [In rental valuations the cost of the heating boiler will be reflected in the rate adopted for the floor area, which will include an element for heating. In such circumstances DO NOT add separately for the heating boiler]. Hot water from these boilers may be used in the process of the occupier, e.g. cooking vegetables in a canning factory. Steam can be used for heating purposes and as part of the process. Boilers are made from mild steel and are circular however some are contained within a square acoustic / insulated "box". Usually gas fired these boilers can be gas oil fired and in very unusual circumstances coke or alternative fuels can be employed. Costs include instrumentation. Costs do not include concrete foundations of settings. Water Tube: Tubes containing water pass through a main firebox and the water heats up. Usually these boilers are for steam production the steam being used for heating purposes on the hereditament and in the process being undertaken on the premises. The smaller tube steam boilers are unlikely to be used for power generation.

Referencing details	Class 1 Table 1 Plant and Machinery specified in Table 1 below which is USED or INTENDED to be USED MAINLY OR EXCLUSIVELY in connection with\¬85 "Mainly" This does not mean the % must be more than 50% i.e.:Power (Class 1) 45%Heating (Class 2) 35%Process (Class 4) 20% Mainly Class 1 All the boiler is RateableOr Power (Class 1) 20%Heating (Class 2) 55%Process (Class 4) 25%Class 2 (in part) All the boiler is RateableOr Power (Class 1) 30%Heating (Class 2) 30%Process (Class 4) 40%Class 4 Not Rateable Class 1 or 2 (If any part is in Class 2 the whole is rateable under this class) But may be rateable under Class 4"Mainly" Do not add together the % for Class 1 and Class 2 in order to be greater than Class 4The words mainly have been omitted from Class 2 (SI 2000 540) and thus any boiler, which is in part rateable under Class 2, is a Class 2 boiler. (Some discretion may be required if only a small part of the boilers output is used for Class 2 purposes. If the boiler is not mainly Class 1 or in any part Class 2 THE WHOLE BOILER IS RATEABLE If the boiler is not mainly Class 1 or rateable under Class 2Look at Class 4Class 4 Table 4 Boilers Note Class 4(b) Applies to accessories Class 4 (c) Applies to whole bolier (a) Only the structural elements are rateable therefore no "Twiddly Bits" values, pipes, gauges etc (b) 400m3 - readily capable of being moved from one site and re-erected in its original state on another without the substantial demolition of any surrounding structure. Boilers will be rateable where Steam is used for Power (Class 1 Table 1) Services i.e. Heat (Class 2 Table 2) or it is a Named Structure (when used for the Process)(Class 4 Table 4)
Cost information notes	-
rateable element	Boiler (Class 1 Table 1 or Class 2 Table 2 including list of accessories)
non rateable element	-
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

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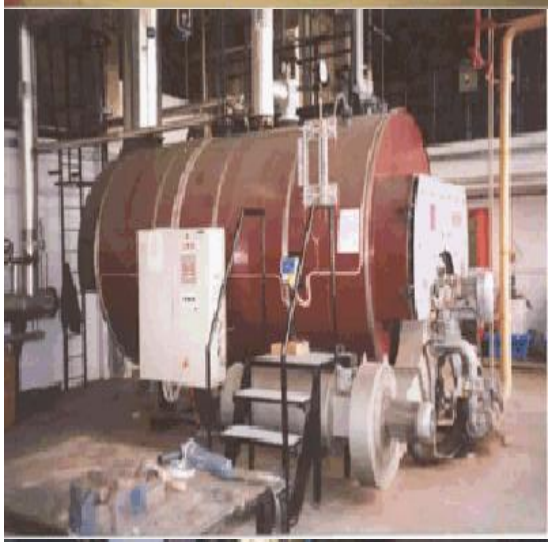
Variations	-
Photo description	Typical shell boilers
Photo notes	-
Photo1	
Photo2	

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Generic Category	Boilers
CG Code	202B08
Specific	Package - Process heating
Descriptive	Gas fired-steam
Tech1	Pressure 40 psig - temp 130°C
Tech2	Output 440 kw
Unit size	one
Unit of measurement	Each
ERC	£47,576
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Shell Boilers: - Shell boilers are filled with water (top) and have a combustion chamber (lower). The heat passes through the water and makes it hot. In some cases the heat turns the water to steam. General information: - These boilers are used for hot water purposes and low-pressure steam and are also used for heating the property, providing hot water for kitchens, showers and toilets et cetera. [In rental valuations the cost of the heating boiler will be reflected in the rate adopted for the floor area, which will include an element for heating. In such circumstances DO NOT add separately for the heating boiler]. Hot water from these boilers may be used in the process of the occupier, e.g. cooking vegetables in a canning factory. Steam can be used for heating purposes and as part of the process. Boilers are made from mild steel and are circular however some are contained within a square acoustic / insulated "box". Usually gas fired these boilers can be gas oil fired and in very unusual circumstances coke or alternative fuels can be employed. Costs include instrumentation. Costs do not include concrete foundations of settings. Water Tube: Tubes containing water pass through a main firebox and the water heats up. Usually these boilers are for steam production the steam being used for heating purposes on the hereditament and in the process being undertaken on the premises. The smaller tube steam boilers are unlikely to be used for power generation.

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Cost information notes	-
rateable element	Boiler (Class 1 Table 1 or Class 2 Table 2 including list of accessories)
non rateable element	-
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

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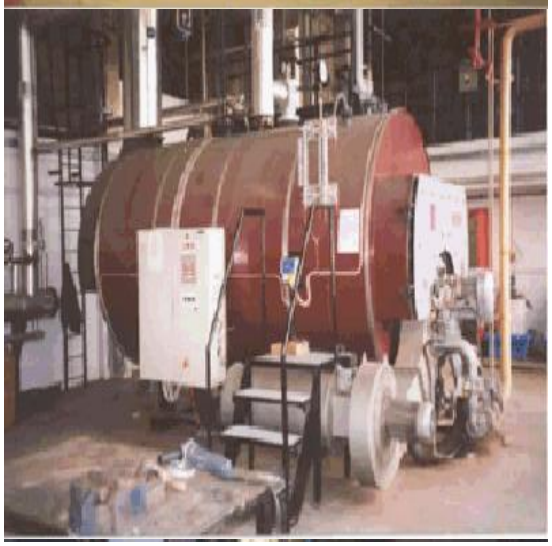
Variations	-
Photo description	Typical shell boilers
Photo notes	-
Photo1	
Photo2	

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Generic Category	Boilers
CG Code	202B10
Specific	Package - Process heating
Descriptive	Gas fired-steam
Tech1	Pressure 65 psig - temp 130°C
Tech2	Output 300 kw
Unit size	one
Unit of measurement	Each
ERC	£39,662
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Shell Boilers: - Shell boilers are filled with water (top) and have a combustion chamber (lower). The heat passes through the water and makes it hot. In some cases the heat turns the water to steam. General information: - These boilers are used for hot water purposes and low-pressure steam and are also used for heating the property, providing hot water for kitchens, showers and toilets et cetera. [In rental valuations the cost of the heating boiler will be reflected in the rate adopted for the floor area, which will include an element for heating. In such circumstances DO NOT add separately for the heating boiler]. Hot water from these boilers may be used in the process of the occupier, e.g. cooking vegetables in a canning factory. Steam can be used for heating purposes and as part of the process. Boilers are made from mild steel and are circular however some are contained within a square acoustic / insulated "box". Usually gas fired these boilers can be gas oil fired and in very unusual circumstances coke or alternative fuels can be employed. Costs include instrumentation. Costs do not include concrete foundations of settings. Water Tube: Tubes containing water pass through a main firebox and the water heats up. Usually these boilers are for steam production the steam being used for heating purposes on the hereditament and in the process being undertaken on the premises. The smaller tube steam boilers are unlikely to be used for power generation.

Referencing details	Class 1 Table 1 Plant and Machinery specified in Table 1 below which is USED or INTENDED to be USED MAINLY OR EXCLUSIVELY in connection with\¬85 "Mainly" This does not mean the % must be more than 50% i.e.:Power (Class 1) 45%Heating (Class 2) 35%Process (Class 4) 20% Mainly Class 1 All the boiler is RateableOr Power (Class 1) 20%Heating (Class 2) 55%Process (Class 4) 25%Class 2 (in part) All the boiler is RateableOr Power (Class 1) 30%Heating (Class 2) 30%Process (Class 4) 40%Class 4 Not Rateable Class 1 or 2 (If any part is in Class 2 the whole is rateable under this class) But may be rateable under Class 4"Mainly" Do not add together the % for Class 1 and Class 2 in order to be greater than Class 4The words mainly have been omitted from Class 2 (SI 2000 540) and thus any boiler, which is in part rateable under Class 2, is a Class 2 boiler. (Some discretion may be required if only a small part of the boilers output is used for Class 2 purposes. If the boiler is not mainly Class 1 or in any part Class 2 THE WHOLE BOILER IS RATEABLE If the boiler is not mainly Class 1 or rateable under Class 2Look at Class 4Class 4 Table 4 Boilers Note Class 4(b) Applies to accessories Class 4 (c) Applies to whole bolier (a) Only the structural elements are rateable therefore no "Twiddly Bits" values, pipes, gauges etc (b) 400m3 - readily capable of being moved from one site and re-erected in its original state on another without the substantial demolition of any surrounding structure. Boilers will be rateable where Steam is used for Power (Class 1 Table 1) Services i.e. Heat (Class 2 Table 2) or it is a Named Structure (when used for the Process)(Class 4 Table 4)
Cost information notes	-
rateable element	Boiler (Class 1 Table 1 or Class 2 Table 2 including list of accessories)
non rateable element	-
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

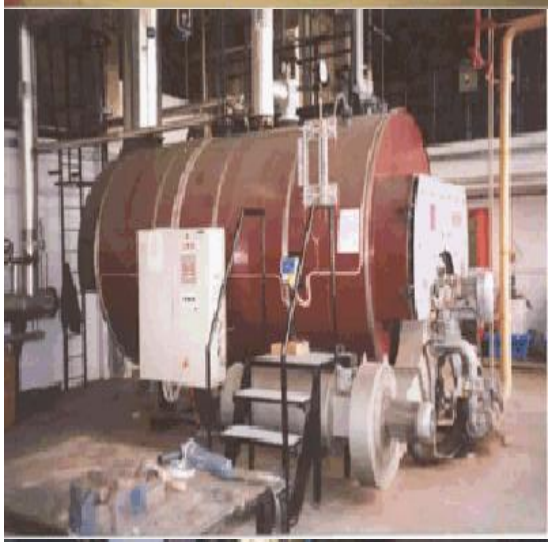
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical shell boilers
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Boilers
CG Code	202B04
Specific	Package - Process heating
Descriptive	Gas -oil-steam
Tech1	Pressure 100 psig - temp 100°C
Tech2	Output 2930 kw
Unit size	one
Unit of measurement	Each
ERC	£92,642
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Shell Boilers: - Shell boilers are filled with water (top) and have a combustion chamber (lower). The heat passes through the water and makes it hot. In some cases the heat turns the water to steam. General information: - These boilers are used for hot water purposes and low-pressure steam and are also used for heating the property, providing hot water for kitchens, showers and toilets et cetera. [In rental valuations the cost of the heating boiler will be reflected in the rate adopted for the floor area, which will include an element for heating. In such circumstances DO NOT add separately for the heating boiler]. Hot water from these boilers may be used in the process of the occupier, e.g. cooking vegetables in a canning factory. Steam can be used for heating purposes and as part of the process. Boilers are made from mild steel and are circular however some are contained within a square acoustic / insulated "box". Usually gas fired these boilers can be gas oil fired and in very unusual circumstances coke or alternative fuels can be employed. Costs include instrumentation. Costs do not include concrete foundations of settings. Water Tube: Tubes containing water pass through a main firebox and the water heats up. Usually these boilers are for steam production the steam being used for heating purposes on the hereditament and in the process being undertaken on the premises. The smaller tube steam boilers are unlikely to be used for power generation.

Referencing details	Class 1 Table 1 Plant and Machinery specified in Table 1 below which is USED or INTENDED to be USED MAINLY OR EXCLUSIVELY in connection with\¬85 "Mainly" This does not mean the % must be more than 50% i.e.:Power (Class 1) 45%Heating (Class 2) 35%Process (Class 4) 20% Mainly Class 1 All the boiler is RateableOr Power (Class 1) 20%Heating (Class 2) 55%Process (Class 4) 25%Class 2 (in part) All the boiler is RateableOr Power (Class 1) 30%Heating (Class 2) 30%Process (Class 4) 40%Class 4 Not Rateable Class 1 or 2 (If any part is in Class 2 the whole is rateable under this class) But may be rateable under Class 4"Mainly" Do not add together the % for Class 1 and Class 2 in order to be greater than Class 4The words mainly have been omitted from Class 2 (SI 2000 540) and thus any boiler, which is in part rateable under Class 2, is a Class 2 boiler. (Some discretion may be required if only a small part of the boilers output is used for Class 2 purposes. If the boiler is not mainly Class 1 or in any part Class 2 THE WHOLE BOILER IS RATEABLE If the boiler is not mainly Class 1 or rateable under Class 2Look at Class 4Class 4 Table 4 Boilers Note Class 4(b) Applies to accessories Class 4 (c) Applies to whole bolier (a) Only the structural elements are rateable therefore no "Twiddly Bits" values, pipes, gauges etc (b) 400m3 - readily capable of being moved from one site and re-erected in its original state on another without the substantial demolition of any surrounding structure. Boilers will be rateable where Steam is used for Power (Class 1 Table 1) Services i.e. Heat (Class 2 Table 2) or it is a Named Structure (when used for the Process)(Class 4 Table 4)
Cost information notes	-
rateable element	Boiler (Class 1 Table 1 or Class 2 Table 2 including list of accessories)
non rateable element	-
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

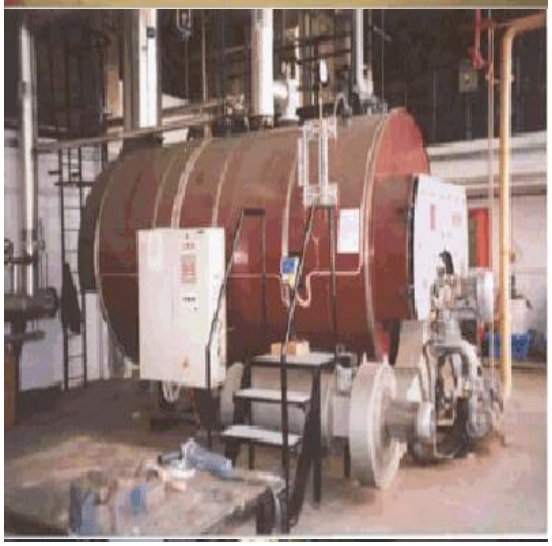
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical shell boilers
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Boilers
CG Code	202B01
Specific	Package - Process heating
Descriptive	Solid fuel-steam
Tech1	Pressure 100 psig - temp 100°C
Tech2	Output 2930 kw
Unit size	-
Unit of measurement	Each
ERC	£118,990
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Shell Boilers: - Shell boilers are filled with water (top) and have a combustion chamber (lower). The heat passes through the water and makes it hot. In some cases the heat turns the water to steam. General information: - These boilers are used for hot water purposes and low-pressure steam and are also used for heating the property, providing hot water for kitchens, showers and toilets et cetera. [In rental valuations the cost of the heating boiler will be reflected in the rate adopted for the floor area, which will include an element for heating. In such circumstances DO NOT add separately for the heating boiler]. Hot water from these boilers may be used in the process of the occupier, e.g. cooking vegetables in a canning factory. Steam can be used for heating purposes and as part of the process. Boilers are made from mild steel and are circular however some are contained within a square acoustic / insulated "box". Usually gas fired these boilers can be gas oil fired and in very unusual circumstances coke or alternative fuels can be employed. Costs include instrumentation. Costs do not include concrete foundations of settings. Water Tube: Tubes containing water pass through a main firebox and the water heats up. Usually these boilers are for steam production the steam being used for heating purposes on the hereditament and in the process being undertaken on the premises. The smaller tube steam boilers are unlikely to be used for power generation.
Referencing details	“This particular item will normally be encountered in service as a ‘process’ boiler, providing heat in the form of steam for manufacturing processes. But it is possible that it may have multiple functions: If it produces steam to drive a steam turbine it could be rateable within Class 1, as being mainly used for ‘power’. If it produces steam to heat the buildings that make up the hereditament it could be rateable within Class 2, as a service ‘to’ the hereditament. If it is mainly used as a ‘process’ boiler, it could be rateable within Class 4, but only if it passes the Class 4 ‘structure’ tests.”
Cost information notes	-
rateable element	Boiler (Class 1 Table 1 or Class 2 Table 2 including list of accessories)
non rateable element	Process Boiler unless rateable under Class 4 Table 4

Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical shell boilers
Photo notes	-
Photo1	

Photo2

Photo3

Back

Generic Category	Boilers
CG Code	202B09
Specific	Package - Process heating
Descriptive	Solid fuel-steam
Tech1	Pressure 100 psig - temp 100°C
Tech2	Output 2930 kw
Unit size	one
Unit of measurement	Each
ERC	£118,990
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Shell Boilers: - Shell boilers are filled with water (top) and have a combustion chamber (lower). The heat passes through the water and makes it hot. In some cases the heat turns the water to steam. General information: - These boilers are used for hot water purposes and low-pressure steam and are also used for heating the property, providing hot water for kitchens, showers and toilets et cetera. [In rental valuations the cost of the heating boiler will be reflected in the rate adopted for the floor area, which will include an element for heating. In such circumstances DO NOT add separately for the heating boiler]. Hot water from these boilers may be used in the process of the occupier, e.g. cooking vegetables in a canning factory. Steam can be used for heating purposes and as part of the process. Boilers are made from mild steel and are circular however some are contained within a square acoustic / insulated "box". Usually gas fired these boilers can be gas oil fired and in very unusual circumstances coke or alternative fuels can be employed. Costs include instrumentation. Costs do not include concrete foundations of settings. Water Tube: Tubes containing water pass through a main firebox and the water heats up. Usually these boilers are for steam production the steam being used for heating purposes on the hereditament and in the process being undertaken on the premises. The smaller tube steam boilers are unlikely to be used for power generation.

Referencing details	Class 1 Table 1 Plant and Machinery specified in Table 1 below which is USED or INTENDED to be USED MAINLY OR EXCLUSIVELY in connection with\¬85 "Mainly" This does not mean the % must be more than 50% i.e.:Power (Class 1) 45%Heating (Class 2) 35%Process (Class 4) 20% Mainly Class 1 All the boiler is RateableOr Power (Class 1) 20%Heating (Class 2) 55%Process (Class 4) 25%Class 2 (in part) All the boiler is RateableOr Power (Class 1) 30%Heating (Class 2) 30%Process (Class 4) 40%Class 4 Not Rateable Class 1 or 2 (If any part is in Class 2 the whole is rateable under this class) But may be rateable under Class 4"Mainly" Do not add together the % for Class 1 and Class 2 in order to be greater than Class 4The words mainly have been omitted from Class 2 (SI 2000 540) and thus any boiler, which is in part rateable under Class 2, is a Class 2 boiler. (Some discretion may be required if only a small part of the boilers output is used for Class 2 purposes. If the boiler is not mainly Class 1 or in any part Class 2 THE WHOLE BOILER IS RATEABLE If the boiler is not mainly Class 1 or rateable under Class 2Look at Class 4Class 4 Table 4 Boilers Note Class 4(b) Applies to accessories Class 4 (c) Applies to whole bolier (a) Only the structural elements are rateable therefore no "Twiddly Bits" values, pipes, gauges etc (b) 400m3 - readily capable of being moved from one site and re-erected in its original state on another without the substantial demolition of any surrounding structure. Boilers will be rateable where Steam is used for Power (Class 1 Table 1) Services i.e. Heat (Class 2 Table 2) or it is a Named Structure (when used for the Process)(Class 4 Table 4)
Cost information notes	-
rateable element	Boiler (Class 1 Table 1 or Class 2 Table 2 including list of accessories)
non rateable element	-
Adjusted Plant and Machinery	Generator, Compressor, Foundations, Pits, Tanks, supports, Settings, Economisers, Super heaters.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

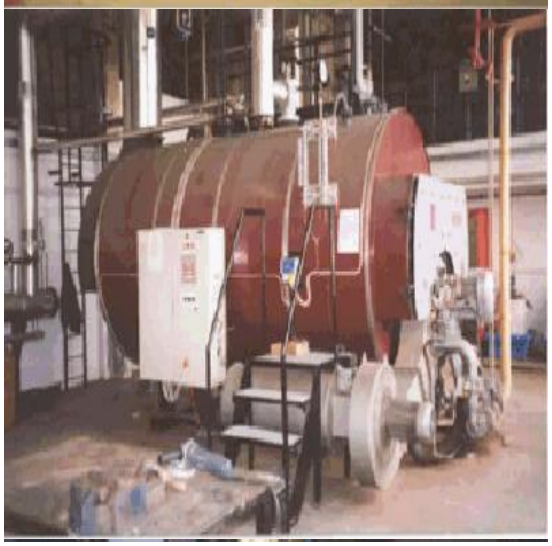
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical shell boilers
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Boreholes
CG Code	203A02
Specific	Water
Descriptive	Concrete pipe
Tech1	200mm (8")
Tech2	-
Unit size	m
Unit of measurement	m
ERC	£268
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The rate detailed above is based on drilling the borehole to 100m depth. The rate is an all in rate and does not include for mobilisation , transportation of the drilling rig, set up drilling, (See Code 203A02A). or for any pumping equipment.
Referencing details	Record the diameter of bore hole and depth in metres
Cost information notes	The costs are based on medium hard subsoil. Any extreme condition will increase the cost.
rateable element	Class 4, Table 3. Well casings and liners. Note: value of land may in addition be increased due to having potable water available. The well casing is EXTRA
non rateable element	Unlined hole (i.e. not plant and machinery but note that value of the land may be enhanced by the presence of the hole).
Adjusted Plant and Machinery	Pumps, generators, tanks and reservoirs
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If boreholes are in made ground/landfill or hard rock e.g. granite or sandstone then the above costs should be increased by 50%.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Boreholes
CG Code	203A03
Specific	Water
Descriptive	Concrete pipe
Tech1	300mm (12")
Tech2	-
Unit size	m
Unit of measurement	m
ERC	£401
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The rate detailed above is based on drilling the borehole to 100m depth. The rate is an all in rate and does not include for mobilisation , transportation of the drilling rig, set up drilling, (See Code 203A03A). or for any pumping equipment equipment.
Referencing details	Record the diameter of bore hole and depth in metres
Cost information notes	The costs are based on medium hard subsoil. Any extreme condition will increase the cost.
rateable element	Class 4, Table 3. Well casings and liners. Note: value of land may in addition be increased due to having potable water available. The well casing is EXTRA
non rateable element	Unlined hole (i.e. not plant and machinery but note that value of the land may be enhanced by the presence of the hole).
Adjusted Plant and Machinery	Pumps, generators, tanks and reservoirs
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If boreholes are in made ground/landfill or hard rock e.g. granite or sandstone then the above costs should be increased by 50%.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Boreholes
CG Code	203A04
Specific	Water
Descriptive	Concrete pipe
Tech1	450mm (18")
Tech2	-
Unit size	m
Unit of measurement	m
ERC	£602
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The rate detailed above is based on drilling the borehole to 100m depth. The rate is an all in rate and does not include for mobilisation , transportation of the drilling rig, set up drilling, (See Code 203A04A). or for any pumping equipment equipment.
Referencing details	Record the diameter of bore hole and depth in metres
Cost information notes	The costs are based on medium hard subsoil. Any extreme condition will increase the cost.
rateable element	Class 4, Table 3. Well casings and liners. Note: value of land may in addition be increased due to having potable water available. The well casing is EXTRA
non rateable element	Unlined hole (i.e. not plant and machinery but note that value of the land may be enhanced by the presence of the hole).
Adjusted Plant and Machinery	Pumps, generators, tanks and reservoirs
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If boreholes are in made ground/landfill or hard rock e.g. granite or sandstone then the above costs should be increased by 50%.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Boreholes
CG Code	203A05
Specific	Water
Descriptive	Concrete pipe
Tech1	600mm (24")
Tech2	-
Unit size	m
Unit of measurement	m
ERC	£802
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The rate detailed above is based on drilling the borehole to 100m depth. The rate is an all in rate and does not include for mobilisation , transportation of the drilling rig, set up drilling, (See Code 203A05A). or for any pumping equipment equipment.
Referencing details	Record the diameter of bore hole and depth in metres
Cost information notes	The costs are based on medium hard subsoil. Any extreme condition will increase the cost.
rateable element	Class 4, Table 3. Well casings and liners. Note: value of land may in addition be increased due to having potable water available. The well casing is EXTRA
non rateable element	Unlined hole (i.e. not plant and machinery but note that value of the land may be enhanced by the presence of the hole).
Adjusted Plant and Machinery	Pumps, generators, tanks and reservoirs
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If boreholes are in made ground/landfill or hard rock e.g. granite or sandstone then the above costs should be increased by 50%.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Boreholes
CG Code	203A06
Specific	Water
Descriptive	Concrete pipe
Tech1	600mm (24")
Tech2	-
Unit size	m
Unit of measurement	m
ERC	£1,003
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The rate detailed above is based on drilling the borehole to 100m depth. The rate is an all in rate and does not include for mobilisation , transportation of the drilling rig, set up drilling, (See Code 203A06A). or for any pumping equipment equipment.
Referencing details	Record the diameter of bore hole and depth in metres
Cost information notes	The costs are based on medium hard subsoil. Any extreme condition will increase the cost.
rateable element	Class 4, Table 3. Well casings and liners. Note: value of land may in addition be increased due to having potable water available. The well casing is EXTRA
non rateable element	Unlined hole (i.e. not plant and machinery but note that value of the land may be enhanced by the presence of the hole).
Adjusted Plant and Machinery	Pumps, generators, tanks and reservoirs
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If boreholes are in made ground/landfill or hard rock e.g. granite or sandstone then the above costs should be increased by 50%.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Boreholes
CG Code	203A07
Specific	Water
Descriptive	Concrete pipe
Tech1	900mm (36")
Tech2	-
Unit size	m
Unit of measurement	m
ERC	£1,203
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The rate detailed above is based on drilling the borehole to 100m depth. The rate is an all in rate and does not include for mobilisation , transportation of the drilling rig, set up drilling, (See Code 203A07A). or for any pumping equipment equipment.
Referencing details	Record the diameter of bore hole and depth in metres
Cost information notes	The costs are based on medium hard subsoil. Any extreme condition will increase the cost.
rateable element	Class 4, Table 3. Well casings and liners. Note: value of land may in addition be increased due to having potable water available. The well casing is EXTRA
non rateable element	Unlined hole (i.e. not plant and machinery but note that value of the land may be enhanced by the presence of the hole).
Adjusted Plant and Machinery	Pumps, generators, tanks and reservoirs
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If boreholes are in made ground/landfill or hard rock e.g. granite or sandstone then the above costs should be increased by 50%.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Boreholes
CG Code	203A08
Specific	Water
Descriptive	Concrete pipe
Tech1	1000mm (40")
Tech2	-
Unit size	m
Unit of measurement	m
ERC	£1,336
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The rate detailed above is based on drilling the borehole to 100m depth. The rate is an all in rate and does not include for mobilisation , transportation of the drilling rig, set up drilling, (See Code 203A08A). or for any pumping equipment.
Referencing details	Record the diameter of bore hole and depth in metres
Cost information notes	The costs are based on medium hard subsoil. Any extreme condition will increase the cost.
rateable element	Class 4, Table 3. Well casings and liners. Note: value of land may in addition be increased due to having potable water available. The well casing is EXTRA
non rateable element	Unlined hole (i.e. not plant and machinery but note that value of the land may be enhanced by the presence of the hole).
Adjusted Plant and Machinery	Pumps, generators, tanks and reservoirs
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If boreholes are in made ground/landfill or hard rock e.g. granite or sandstone then the above costs should be increased by 50%.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Boreholes
CG Code	203A01A
Specific	Water
Descriptive	Fixed price for setting up drill
Tech1	150mm (6")
Tech2	Steel pipe
Unit size	Each
Unit of measurement	Each
ERC	£7,541
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Fixed price for setting up drilling rig. include costs relating to mobilisation of the drilling rig, labour, borehole ancillary equipment and support vehicles, Note costs for setting up rig can vary considerably.The rate detailed above is based on drilling the borehole to 100m depth.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Photo2

Photo3

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Generic Category	Boreholes
CG Code	203A02A
Specific	Water
Descriptive	Fixed price for setting up drill
Tech1	200mm (8")
Tech2	Steel pipe- galvanised
Unit size	Each
Unit of measurement	Each
ERC	£7,541
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Fixed price for setting up drilling rig. include costs relating to mobilisation of the drilling rig, labour, borehole ancillary equipment and support vehicles, Note costs for setting up rig can vary considerably.The rate detailed above is based on drilling the borehole to 100m depth.
Referencing details	-
Cost information notes	The cost of drilling and lining a borehole is per metre depending on geology. The single most important factor determining the cost of the borehole itself is therefore, how deep does it have to be? (It is strongly recommend a geological survey is undertaken to take the guesswork out of this.)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Boreholes
CG Code	203A03A
Specific	Water
Descriptive	Fixed price for setting up drill
Tech1	300mm (12")
Tech2	Concrete pipe
Unit size	Each
Unit of measurement	Each
ERC	£7,541
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Fixed price for setting up drilling rig. include costs relating to mobilisation of the drilling rig, labour, borehole ancillary equipment and support vehicles, Note costs for setting up rig can vary considerably.The rate detailed above is based on drilling the borehole to 100m depth.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Boreholes
CG Code	203A04A
Specific	Water
Descriptive	Fixed price for setting up drill
Tech1	450mm (18")
Tech2	Concrete pipe
Unit size	Each
Unit of measurement	Each
ERC	£7,541
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Fixed price for setting up drilling rig. include costs relating to mobilisation of the drilling rig, labour, borehole ancillary equipment and support vehicles, Note costs for setting up rig can vary considerably.The rate detailed above is based on drilling the borehole to 100m depth.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Boreholes
CG Code	203A05A
Specific	Water
Descriptive	Fixed price for setting up drill
Tech1	600mm (24")
Tech2	Concrete pipe
Unit size	Each
Unit of measurement	Each
ERC	£7,541
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Fixed price for setting up drilling rig. include costs relating to mobilisation of the drilling rig, labour, borehole ancillary equipment and support vehicles, Note costs for setting up rig can vary considerably.The rate detailed above is based on drilling the borehole to 100m depth.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Boreholes
CG Code	203A06A
Specific	Water
Descriptive	Fixed price for setting up drill
Tech1	750mm (30")
Tech2	Concrete pipe
Unit size	Each
Unit of measurement	Each
ERC	£7,541
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Fixed price for setting up drilling rig. include costs relating to mobilisation of the drilling rig, labour, borehole ancillary equipment and support vehicles, Note costs for setting up rig can vary considerably.The rate detailed above is based on drilling the borehole to 100m depth.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Boreholes
CG Code	203A07A
Specific	Water
Descriptive	Fixed price for setting up drill
Tech1	900mm (36")
Tech2	Concrete pipe
Unit size	Each
Unit of measurement	Each
ERC	£7,541
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Fixed price for setting up drilling rig. include costs relating to mobilisation of the drilling rig, labour, borehole ancillary equipment and support vehicles, Note costs for setting up rig can vary considerably.The rate detailed above is based on drilling the borehole to 100m depth.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	Lining to borehole.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Photo3

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Generic Category	Boreholes
CG Code	203A08A
Specific	Water
Descriptive	Fixed price for setting up drill
Tech1	900mm (36")
Tech2	Concrete pipe
Unit size	Each
Unit of measurement	Each
ERC	£7,541
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Fixed price for setting up drilling rig. include costs relating to mobilisation of the drilling rig, labour, borehole ancillary equipment and support vehicles, Note costs for setting up rig can vary considerably.The rate detailed above is based on drilling the borehole to 100m depth.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	Lining to borehole.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Boreholes
CG Code	203A10A
Specific	Water
Descriptive	Fixed price for setting up drill.
Tech1	152mm (6")
Tech2	plastic pipe
Unit size	Each
Unit of measurement	Each
ERC	£12,072
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Fixed price for setting up drilling rig. include costs relating to mobilisation of the drilling rig, labour, borehole ancillary equipment and support vehicles, Note costs for setting up rig can vary considerably.The rate detailed above is based on drilling the borehole to 100m depth.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	Lining to borehole
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Photo3

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Generic Category	Boreholes
CG Code	203A10
Specific	Water
Descriptive	Plastic pipe
Tech1	150mm (6")
Tech2	-
Unit size	m
Unit of measurement	m
ERC	£311
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Plastic tube used for lining - typically 150 mm diameter. The rate detailed above is based on drilling the borehole to 100m depth. The rate is an all in rate and does not include for mobilisation , transportation of the drilling rig, set up drilling, (See Code 203A10A). or for any pumping equipment.
Referencing details	Depth of lining. Dia Metre
Cost information notes	Add for setting up boring rig
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Boreholes
CG Code	203A01
Specific	Water
Descriptive	Steel pipe
Tech1	150mm (6")
Tech2	-
Unit size	Linear Metre
Unit of measurement	m
ERC	£201
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The rate detailed above is based on drilling the borehole to 100m depth. The rate is an all in rate and does not include for mobilisation , transportation of the drilling rig, set up drilling, (See Code 203A01A). or for any pumping equipment.
Referencing details	Record the diameter of bore hole and depth in metres
Cost information notes	The costs are based on medium hard subsoil. Any extreme condition will increase the cost.
rateable element	Class 4, Table 3. Well casings and liners. Note: value of land may in addition be increased due to having potable water available. The well casing is EXTRA
non rateable element	Unlined hole (i.e. not plant and machinery but note that value of the land may be enhanced by the presence of the hole).
Adjusted Plant and Machinery	Pumps, generators, tanks and reservoirs
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If boreholes are in made ground/landfill or hard rock e.g. granite or sandstone then the above costs should be increased by 50%.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Bowling alleys
CG Code	STS003
Specific	Modern ten-pin bowling alleys
Descriptive	Modern purpose built ten-pin bowling alleys located in an out-of-town leisure park with complementary leisure uses; usually housed in steel portal frame structure with profiled metal sheet cladding.
Tech1	Purpose Built
Tech2	Ten Lane
Unit size	10 Lane
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Modern purpose built ten-pin bowling alley located in an out-of-town leisure park with complementary leisure uses; usually housed in steel portal frame structures with profiled metal sheet cladding. Generally provided with ten lanes for ten-pin bowling with screens and oiled timber floors, reception counter, shoe storage, spectator seating, air hockey tables, arcade games, dining seating, bar and kitchen.
Referencing details	Measure To GEA - Refer to Rating Manual Section 5a Valuation of all property types -:Bowling Alleys
Cost information notes	The recommended valuation approach is to adopt an overall price per square metre GEA which reflects the location and physical characteristics of the property. In such cases, rents, on a shell basis, should be analysed to a price/m2 GEA. Details of fit-out costs will also be required for analysis to provide an appropriate addition to reflect fit-out.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

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Generic Category	Bullion Stores
CG Code	50U00B
Specific	Strong Room Upgrade to Existing Warehouse Building
Descriptive	Strong Room withiin existing Warehouse Building including strongroom door.
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£633
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	This code can be used to calculate an extra over rate for the construction of a new strongroom within an existing warehouse building. The ERC is based on the following specification. Reinforced concrete floor slab 300mm, Reinforced concrete roof slab 200mm, 2 skins of 190mm dense concrete blockwork with an 85mm cavity filled with steel mesh and GEN 3 concrete. The rate includes for the provision of a Grade 11 Security Door.
Referencing details	-
Cost information notes	Services, alarms CCTV and fire supressants are not included in the ERC and should be added as applicable.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical strong room details
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Bullion Stores
CG Code	50U00C
Specific	Piling allowance 9m long for building GEA 100m2
Descriptive	450mm steel reinforced bored piles and ground beams.
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£231
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Piling allowance 9m long including ground beam. - based on a building GEA of 100m2
Referencing details	-
Cost information notes	Applies to strong room GEA only.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical piles & beam details
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Bullion Stores
CG Code	50U00A
Specific	Purpose Built Bullion Store and Cash Handling Units
Descriptive	Concrete and Steel frame 2 storey admin building with secure loading areas and surface and underground vaults for storage.
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,410
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Concrete and Steel frame 2 storey admin building with secure loading areas and surface and underground vaults for storage. High security perimeter fencing, hardened barrier gates and anti ram defences. High specification surveillance and alarm systems.
Referencing details	-
Cost information notes	-
rateable element	Refer to Rating Manual Section 5a Valuation of all property types - Bullion/Money Stores
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Bullion Stores
CG Code	50U00D
Specific	Standard Strong Room Door and Frame
Descriptive	Strongroom Door to VDS EN - 1143 - 1
Tech1	Grade 5
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£9,816
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Standard Strongroom door and frame to Euopean Standard VDS EN - 1143 Grade 5
Referencing details	-
Cost information notes	The ERC is for the provision to site and fixing of the door to a Strongroom Building.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical strongroom doors
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Bullion Stores
CG Code	50U00E
Specific	Standard Strong Room Door and Frame
Descriptive	Strongroom Door to VDS EN - 1143 - 1
Tech1	Grade 8
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£16,178
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Standard Strongroom door and frame to Euopean Standard VDS EN - 1143 Grade 8
Referencing details	-
Cost information notes	The ERC is for the provision to site and fixing of the door to a Strongroom Building.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical strong room doors
Photo notes	-

Photo1

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Photo3

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Generic Category	Bullion Stores
CG Code	50U00F
Specific	Standard Strong Room Door and Frame
Descriptive	Strongroom Door to VDS EN - 1143 - 1
Tech1	Grade 11
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£19,632
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Standard Strongroom door and frame to Euopean Standard VDS EN - 1143 Grade 11
Referencing details	-
Cost information notes	The ERC is for the provision to site and fixing of the door to a Strongroom Building.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical strongroom doors
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Bund Walls
CG Code	33U40A
Specific	Brick
Descriptive	Engineering bricks with brick on edge coping
Tech1	1m high
Tech2	One brick thick
Unit size	-
Unit of measurement	m
ERC	£219
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	One brick thick in engineering bricks with brick on edge coping 1.0m high
Referencing details	Overall length x height
Cost information notes	Cost is per linear metre
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical brick bund wall
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Bund Walls
CG Code	33U40C
Specific	Brick
Descriptive	Engineering bricks with brick on edge coping
Tech1	2m high
Tech2	One brick thick
Unit size	-
Unit of measurement	m
ERC	£352
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	One brick thick in engineering bricks with brick on edge coping 2.0m high
Referencing details	Overall length x height
Cost information notes	Cost is per linear metre
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Slabs under
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical brick bund wall
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Bund Walls
CG Code	33U40G
Specific	Concrete
Descriptive	Reinforced concrete wall
Tech1	1m high
Tech2	150mm thick
Unit size	-
Unit of measurement	m
ERC	£299
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A bund wall is usually a low wall built to contain leaks ro sspillage from, from example, a free standing fuel tank. 150mm thick concrete wall 1.0m high
Referencing details	Overall length x height
Cost information notes	Cost is per linear metre
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical concrete bund walls
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Bund Walls
CG Code	33U40K
Specific	Concrete
Descriptive	Reinforced concrete wall
Tech1	2m high
Tech2	150mm thick
Unit size	-
Unit of measurement	m
ERC	£535
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A bund wall is usually a low wall built to contain leaks or spillage from, for example, a free standing fuel tank
Referencing details	Overall length x height
Cost information notes	Cost is per linear metre
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Slabs under
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical concrete bund walls
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Bund Walls
CG Code	33U40P
Specific	Earth
Descriptive	4m wide at base - 1m wide at top
Tech1	1m high
Tech2	-
Unit size	-
Unit of measurement	m
ERC	£273
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	An earth bund is usually a low bank built to contain leaks or spillage from, for example, a free standing fuel tank. Earth bunds are often identical to berms but may be shallower and do not usually act as blast protection. See Bunds-33U40P. Embankment Wall, reinforced with Tensar Uniaxial Geogrid ref 55 RE 55Kn/m, laid horizontaly to 100% vertical height of slope at 1.0 m centres, filled with excavated material spoil compacted in layers
Referencing details	1.The height (vertically) 2.The width at the base 3.What it is covered with e.g. grass, earth, boulders. 4.Length 5.Age 6. Width at top 7 Slope length(from base to top)
Cost information notes	This cost is based on the assumption that the bund is built on a site cleared of organic topsoil and having normal load bearing capacity. see also variations
rateable element	Class 2 Table 2(f) Protection from Hazards or Class 4 Table 3.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	Tanks, settings
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Surface area within bund maybe gravel or stone finished. Allow rate for enclosed area from vocg ref 33U1QA if required
Photo description	Bund Walls - Earth
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Bund Walls
CG Code	33U40T
Specific	Earth
Descriptive	6m wide at base - 1m wide at top
Tech1	2m high
Tech2	-
Unit size	-
Unit of measurement	m
ERC	£633
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	An earth bund is usually a low bank built to contain leaks or spillage from, for example, a free standing fuel tank. Earth bunds are often identical to berms but may be shallower and do not usually act as blast protection. See Bunds-33U40P. Embankment Wall, reinforced with Tensar Uniaxial Geogrid ref 55 RE 55Kn/m, laid horizontaly to 100% vertical height of slope at 1.0 m centres, filled with excavated material spoil compacted in layers
Referencing details	1.The height (vertically) 2.The width at the base 3.What it is covered with e.g. grass, earth, boulders. 4.Length 5.Age 6. Width at top 7 Slope length(from base to top)
Cost information notes	This cost is based on the assumption that the bund is built on a site cleared of organic topsoil and having normal load bearing capacity. see also variations
rateable element	Class 2 Table 2(f) Protection from Hazards or Class 4 Table 3
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	Tanks, settings
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Surface area within bund maybe gravel or stone finshed. Allow rate for enclosed area from vocg ref 33U1QA if required
Photo description	Bund Walls - Earth
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Bund Walls
CG Code	33U40X
Specific	Reinforced concrete
Descriptive	Lined with flexible membrane
Tech1	1m high
Tech2	-
Unit size	-
Unit of measurement	m
ERC	£423
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Bund wall constructed using pressed steel panels with rolled edges and possible cross bracing for strengthening. Joints sealed against leakage with appropriate sealant. Variation may include GRP panels of similar design. Use may be restricted dependent on tank contents.
Referencing details	Overall length x height
Cost information notes	Cost per linear metre
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Bund Walls
CG Code	33U40Z
Specific	Reinforced Concrete
Descriptive	Lined with flexible membrane
Tech1	2m high
Tech2	-
Unit size	-
Unit of measurement	m
ERC	£780
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Bund wall constructed using pressed steel panels with rolled edges and possible cross bracing for strengthening. Joints sealed against leakage with appropriate sealant. Variation may include GRP panels of similar design. Use may be restricted dependent on tank contents.
Referencing details	Overall length x height
Cost information notes	Cost per linear metre
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Bunkers
CG Code	43500B
Specific	Concrete Hopper
Descriptive	Double
Tech1	Gross Internal Volume
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£204
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete foundations and frame, corrugated metal sheeting wall and roof cladding. The typical building is 13.7m x 6.6m x 16.75m high. The hoppers are supported on concrete columns and may be around 5.3 x 5.3m and 10.0m high. The building is likely to be fed by conveyors in housings. Each hopper size will be around 281m3. Hopper capacity 325 tonnes. The cubic content of the whole structure is 1537m3.
Referencing details	Cubic volume of whole building measured internally.
Cost information notes	Costs include building and hopper but exclude external works, conveyors and housings and housing supports
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, housings, trestles, walkways
Number of items adjusted	The plant and machinery listed in the description has been included in this costing.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Bunkers
CG Code	43500A
Specific	Concrete Hopper
Descriptive	Single
Tech1	Gross Internal Volume
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£250
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Concrete building, typically 7m x 6.6m x 16.75m high containing a 5.3m x 5.3 m x 10m high hopper of 281 m^3 capacity equivalent to 325 tonnes of coal
Referencing details	Cubic volume of whole building measured internally.
Cost information notes	Costs include building and hopper but exclude external works, conveyors and housings and housing supports
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, housings, trestles, walkways
Number of items adjusted	The plant and machinery listed in the description has been included in this costing.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Single concrete hopper
Photo notes	A reinforced concrete building containing a concrete hopper bottomed bunker silo supported on concrete columns and used for storing coke, coal, iron ore.

Photo1

Photo2

Photo3

Back

Generic Category	Bunkers
CG Code	43510C
Specific	Concrete Hopper
Descriptive	Steel plate square or rectangular
Tech1	6mm
Tech2	100m3
Unit size	-
Unit of measurement	m3
ERC	£664
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork Holding Volume 100m3 Plate Thickness 6 mm to 12mm
Referencing details	Holding volume of hopper and external works
Cost information notes	Based on holding volume of hopper. Use cost for total volume of all hoppers in one structure. Costs include supporting steelwork but exclude foundations. The plant and machinery listed in the description has been included in this costing.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, settings, housings and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add foundation costs - see either isolated bases or floor slab cost
Photo description	Hoppers/ Silos Steel Square or Rectangular
Photo notes	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.

Photo1

Photo2

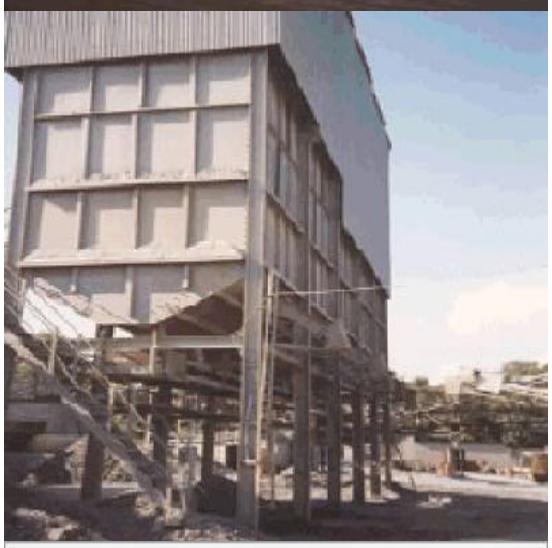

Photo3

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Generic Category	Bunkers
CG Code	43510E
Specific	Concrete Hopper
Descriptive	Steel plate square or rectangular
Tech1	6mm
Tech2	150m3
Unit size	-
Unit of measurement	m3
ERC	£585
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork Holding Volume 150m3 Plate Thickness 6 mm to 12mm
Referencing details	Holding volume of hopper and external works
Cost information notes	Based on holding volume of hopper. Use cost for total volume of all hoppers in one structure. Costs include supporting steelwork but exclude foundations. The plant and machinery listed in the description has been included in this costing.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, settings, housings and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add foundation costs - see either isolated bases or floor slab cost
Photo description	Hoppers/ Silos Steel Square or Rectangular
Photo notes	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.

Photo1

Photo2

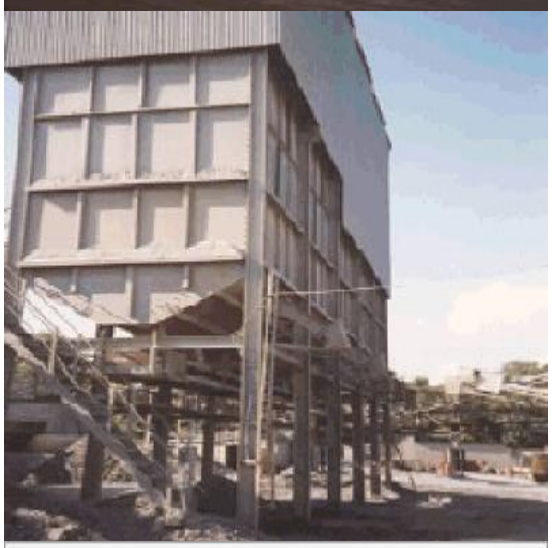

Photo3

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Generic Category	Bunkers
CG Code	43510H
Specific	Concrete Hopper
Descriptive	Steel plate square or rectangular
Tech1	6mm
Tech2	200m3
Unit size	-
Unit of measurement	m3
ERC	£557
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork Holding Volume 200m3 Plate Thickness 6 mm to 12mm
Referencing details	Holding volume of hopper and external works
Cost information notes	Based on holding volume of hopper. Use cost for total volume of all hoppers in one structure. Costs include supporting steelwork but exclude foundations. The plant and machinery listed in the description has been included in this costing.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, settings, housings and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add foundation costs - see either isolated bases or floor slab cost
Photo description	Hoppers/ Silos Steel Square or Rectangular
Photo notes	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.

Photo1

Photo2

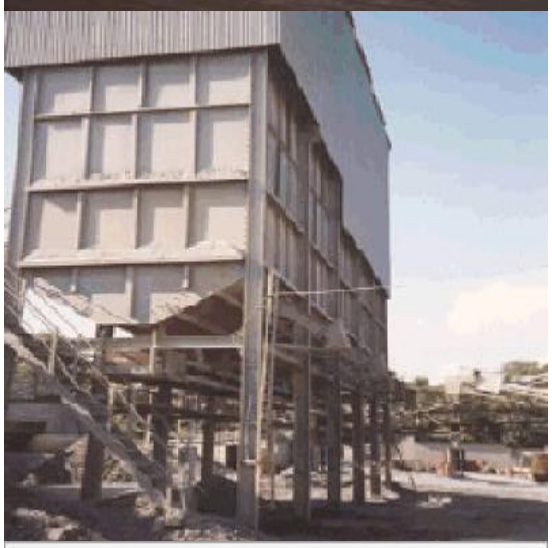

Photo3

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Generic Category	Bunkers
CG Code	43510L
Specific	Concrete Hopper
Descriptive	Steel plate square or rectangular
Tech1	6mm
Tech2	250m3
Unit size	-
Unit of measurement	m3
ERC	£544
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork Holding Volume 250m3 Plate Thickness 6 mm to 12mm
Referencing details	Holding volume of hopper and external works
Cost information notes	Based on holding volume of hopper. Use cost for total volume of all hoppers in one structure. Costs include supporting steelwork but exclude foundations. The plant and machinery listed in the description has been included in this costing.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, settings, housings and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add foundation costs - see either isolated bases or floor slab cost
Photo description	Hoppers/ Silos Steel Square or Rectangular
Photo notes	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.

Photo1

Photo2

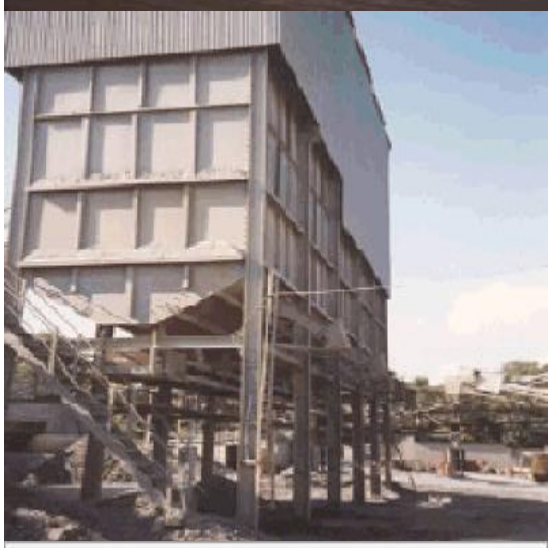

Photo3

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Generic Category	Bunkers
CG Code	43510P
Specific	Concrete Hopper
Descriptive	Steel plate square or rectangular
Tech1	6mm
Tech2	300m3
Unit size	-
Unit of measurement	m3
ERC	£532
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork Holding Volume 300m3 Plate Thickness 6 mm to 12mm
Referencing details	Holding volume of hopper and external works
Cost information notes	Based on holding volume of hopper. Use cost for total volume of all hoppers in one structure. Costs include supporting steelwork but exclude foundations. The plant and machinery listed in the description has been included in this costing.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, settings, housings and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add foundation costs - see either isolated bases or floor slab cost
Photo description	Hoppers/ Silos Steel Square or Rectangular
Photo notes	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.

Photo1

Photo2

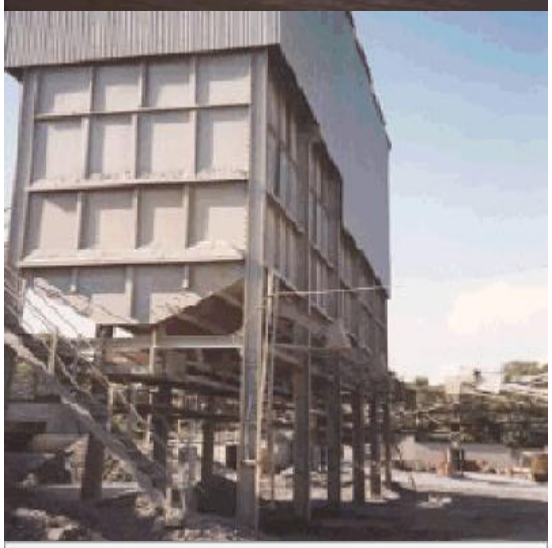

Photo3

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Generic Category	Bunkers
CG Code	43510S
Specific	Concrete Hopper
Descriptive	Steel plate square or rectangular
Tech1	6mm
Tech2	400m3
Unit size	-
Unit of measurement	m3
ERC	£504
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork Holding Volume 400m3 Plate Thickness 6 mm to 12mm
Referencing details	Holding volume of hopper and external works
Cost information notes	Based on holding volume of hopper. Use cost for total volume of all hoppers in one structure. Costs include supporting steelwork but exclude foundations. The plant and machinery listed in the description has been included in this costing.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, settings, housings and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add foundation costs - see either isolated bases or floor slab cost
Photo description	Hoppers/ Silos Steel Square or Rectangular
Photo notes	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.

Photo1

Photo2

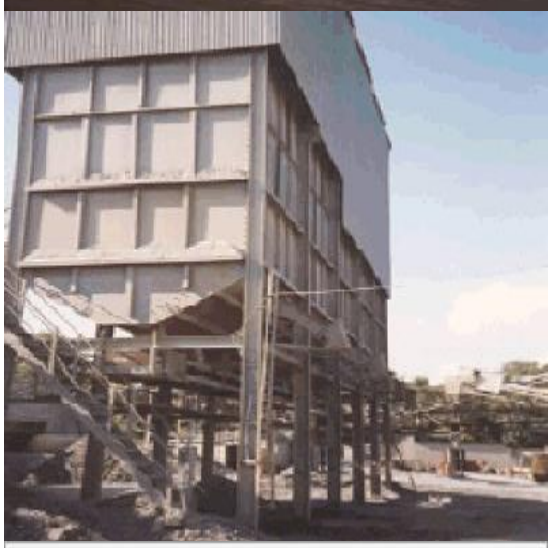

Photo3

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Generic Category	Bunkers
CG Code	43510T
Specific	Concrete Hopper
Descriptive	Steel plate square or rectangular
Tech1	6mm
Tech2	500m3
Unit size	-
Unit of measurement	m3
ERC	£504
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork Holding Volume 500m3 Plate Thickness 6 mm to 12mm
Referencing details	Holding volume of hopper and external works
Cost information notes	Based on holding volume of hopper. Use cost for total volume of all hoppers in one structure. Costs include supporting steelwork but exclude foundations. The plant and machinery listed in the description has been included in this costing.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, settings, housings and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add foundation costs - see either isolated bases or floor slab cost
Photo description	Hoppers/ Silos Steel Square or Rectangular
Photo notes	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.

Photo1

Photo2

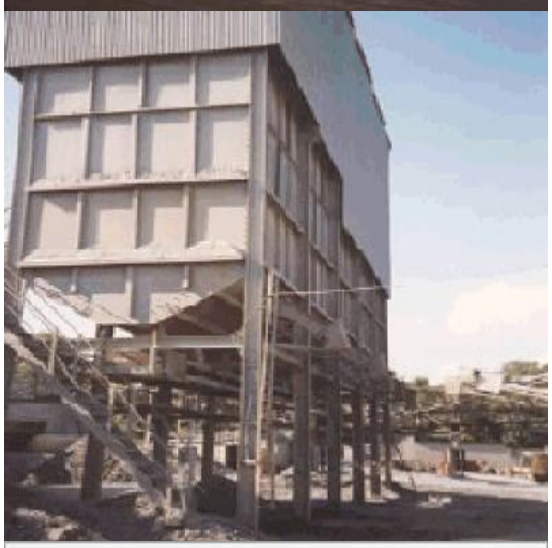

Photo3

Back

Generic Category	Bunkers
CG Code	43512A
Specific	Concrete Hopper
Descriptive	Steel plate square or rectangular
Tech1	7mm
Tech2	50m3
Unit size	-
Unit of measurement	m3
ERC	£836
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork Holding Volume 50m3 Plate Thickness 6 mm to 12mm
Referencing details	Holding volume of hopper and external works
Cost information notes	Based on holding volume of hopper. Use cost for total volume of all hoppers in one structure. Costs include supporting steelwork but exclude foundations. The plant and machinery listed in the description has been included in this costing.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, settings, housings and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add foundation costs - see either isolated bases or floor slab cost
Photo description	Hoppers/ Silos Steel Square or Rectangular
Photo notes	A square or rectangular hopper bottomed structure of sheet steel plate or varying thickness, including support steelwork.

Photo1

Photo2

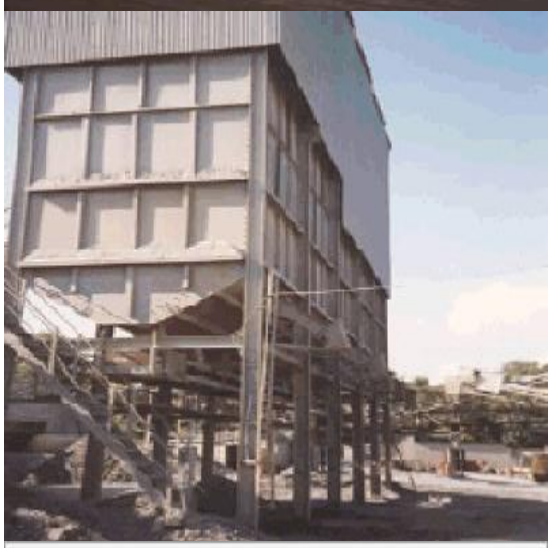

Photo3

Back

Generic Category	Bunkers
CG Code	43512C
Specific	Concrete Hopper
Descriptive	Steel plate square or rectangular
Tech1	7mm
Tech2	100m3
Unit size	-
Unit of measurement	m3
ERC	£697
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork Holding Volume 100m3 Plate Thickness 6 mm to 12mm
Referencing details	Holding volume of hopper and external works
Cost information notes	Based on holding volume of hopper. Use cost for total volume of all hoppers in one structure. Costs include supporting steelwork but exclude foundations. The plant and machinery listed in the description has been included in this costing.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, settings, housings and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add foundation costs - see either isolated bases or floor slab cost
Photo description	Hoppers/ Silos Steel Square or Rectangular
Photo notes	A square or rectangular hopper bottomed structure of sheet steel plate or varying thickness, including support steelwork.

Photo1

Photo2

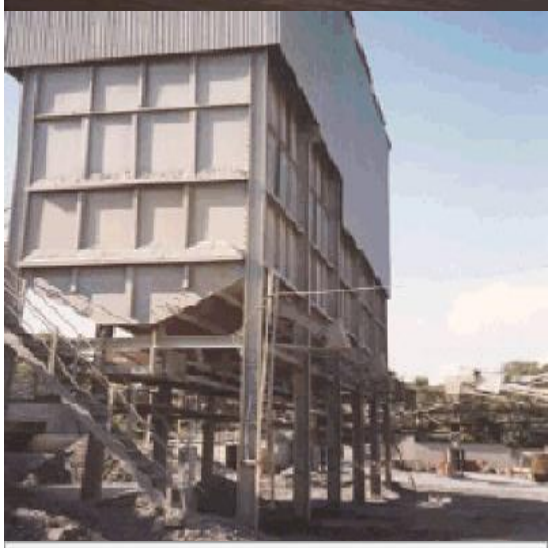

Photo3

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Generic Category	Bunkers
CG Code	43512E
Specific	Concrete Hopper
Descriptive	Steel plate square or rectangular
Tech1	7mm
Tech2	150m3
Unit size	-
Unit of measurement	m3
ERC	£618
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork Holding Volume 150m3 Plate Thickness 6 mm to 12mm
Referencing details	Holding volume of hopper and external works
Cost information notes	Based on holding volume of hopper. Use cost for total volume of all hoppers in one structure. Costs include supporting steelwork but exclude foundations. The plant and machinery listed in the description has been included in this costing.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, settings, housings and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add foundation costs - see either isolated bases or floor slab cost
Photo description	Hoppers/ Silos Steel Square or Rectangular
Photo notes	A square or rectangular hopper bottomed structure of sheet steel plate or varying thickness, including support steelwork.

Photo1

Photo2

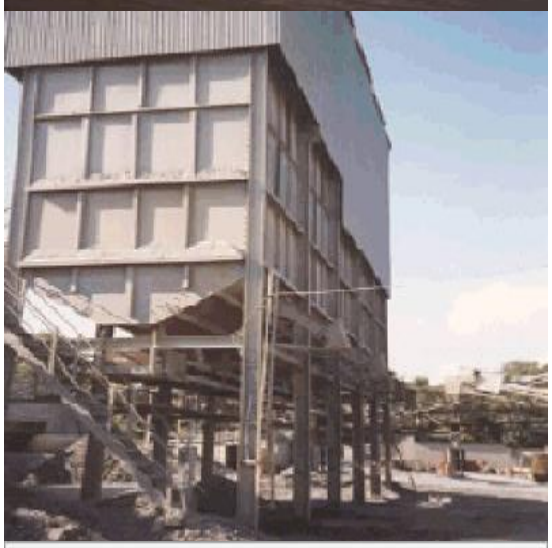

Photo3

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Generic Category	Bunkers
CG Code	43512H
Specific	Concrete Hopper
Descriptive	Steel plate square or rectangular
Tech1	7mm
Tech2	200m3
Unit size	-
Unit of measurement	m3
ERC	£585
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork Holding Volume 200m3 Plate Thickness 6 mm to 12mm
Referencing details	Holding volume of hopper and external works
Cost information notes	Based on holding volume of hopper. Use cost for total volume of all hoppers in one structure. Costs include supporting steelwork but exclude foundations. The plant and machinery listed in the description has been included in this costing.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, settings, housings and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add foundation costs - see either isolated bases or floor slab cost
Photo description	Hoppers/ Silos Steel Square or Rectangular
Photo notes	A square or rectangular hopper bottomed structure of sheet steel plate or varying thickness, including support steelwork.

Photo1

Photo2

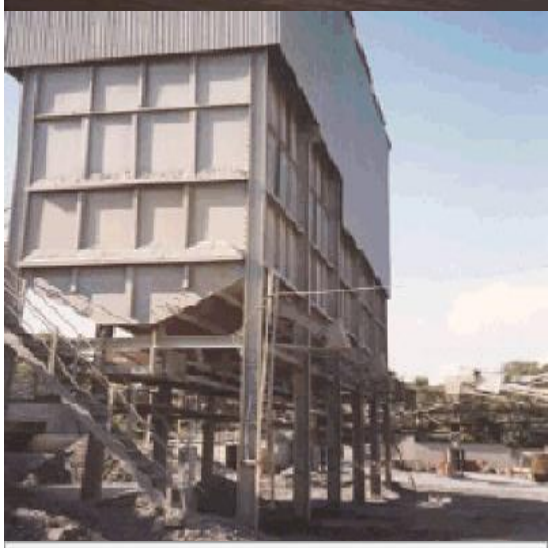

Photo3

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Generic Category	Bunkers
CG Code	43512L
Specific	Concrete Hopper
Descriptive	Steel plate square or rectangular
Tech1	7mm
Tech2	250m3
Unit size	-
Unit of measurement	m3
ERC	£577
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork Holding Volume 250m3 Plate Thickness 6 mm to 12mm
Referencing details	Holding volume of hopper and external works
Cost information notes	Based on holding volume of hopper. Use cost for total volume of all hoppers in one structure. Costs include supporting steelwork but exclude foundations. The plant and machinery listed in the description has been included in this costing.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, settings, housings and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add foundation costs - see either isolated bases or floor slab cost
Photo description	Hoppers/ Silos Steel Square or Rectangular
Photo notes	A square or rectangular hopper bottomed structure of sheet steel plate or varying thickness, including support steelwork.

Photo1

Photo2

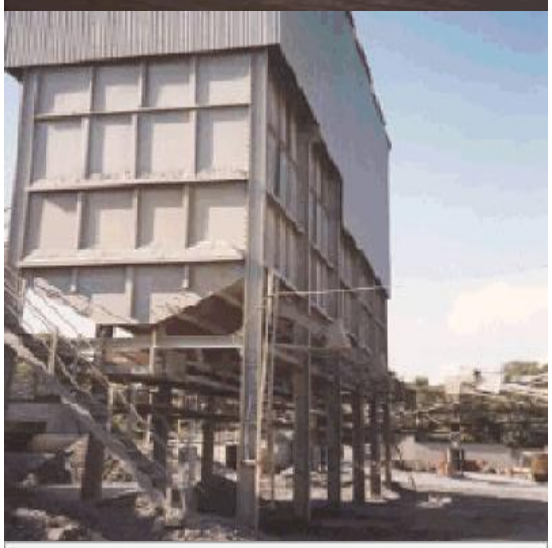

Photo3

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Generic Category	Bunkers
CG Code	43512P
Specific	Concrete Hopper
Descriptive	Steel plate square or rectangular
Tech1	7mm
Tech2	300m3
Unit size	-
Unit of measurement	m3
ERC	£557
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork Holding Volume 300m3 Plate Thickness 6 mm to 12mm
Referencing details	Holding volume of hopper and external works
Cost information notes	Based on holding volume of hopper. Use cost for total volume of all hoppers in one structure. Costs include supporting steelwork but exclude foundations. The plant and machinery listed in the description has been included in this costing.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, settings, housings and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add foundation costs - see either isolated bases or floor slab cost
Photo description	Hoppers/ Silos Steel Square or Rectangular
Photo notes	A square or rectangular hopper bottomed structure of sheet steel plate or varying thickness, including support steelwork.

Photo1

Photo2

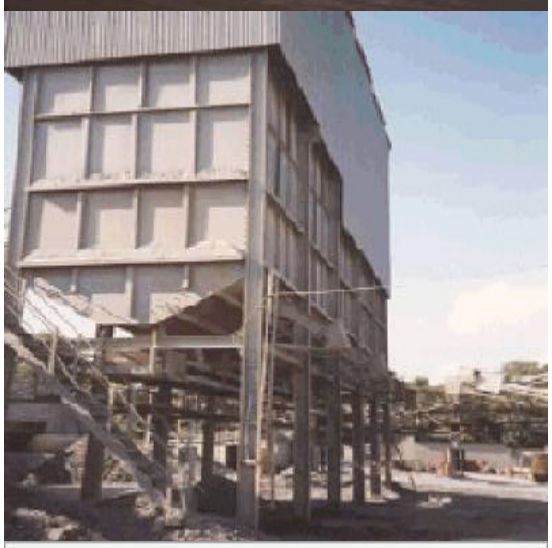

Photo3

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Generic Category	Bunkers
CG Code	43512S
Specific	Concrete Hopper
Descriptive	Steel plate square or rectangular
Tech1	7mm
Tech2	400m3
Unit size	-
Unit of measurement	m3
ERC	£532
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork Holding Volume 400m3 Plate Thickness 6 mm to 12mm
Referencing details	Holding volume of hopper and external works
Cost information notes	Based on holding volume of hopper. Use cost for total volume of all hoppers in one structure. Costs include supporting steelwork but exclude foundations. The plant and machinery listed in the description has been included in this costing.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, settings, housings and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add foundation costs - see either isolated bases or floor slab cost
Photo description	Hoppers/ Silos Steel Square or Rectangular
Photo notes	A square or rectangular hopper bottomed structure of sheet steel plate or varying thickness, including support steelwork.

Photo1

Photo2

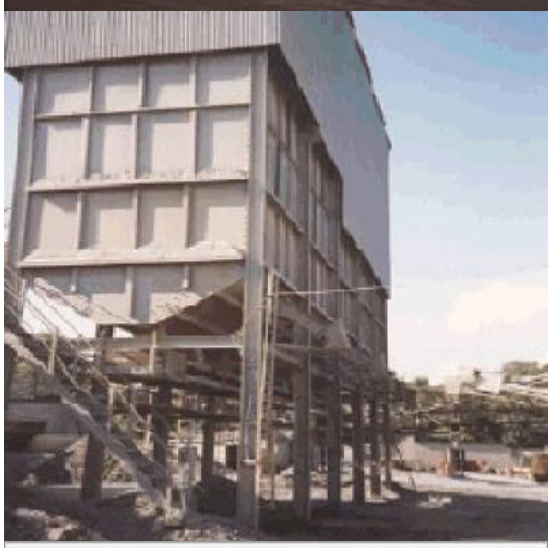

Photo3

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Generic Category	Bunkers
CG Code	43512T
Specific	Concrete Hopper
Descriptive	Steel plate square or rectangular
Tech1	7mm
Tech2	500m3
Unit size	-
Unit of measurement	m3
ERC	£532
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork Holding Volume 500m3 Plate Thickness 6 mm to 12mm
Referencing details	Holding volume of hopper and external works
Cost information notes	Based on holding volume of hopper. Use cost for total volume of all hoppers in one structure. Costs include supporting steelwork but exclude foundations. The plant and machinery listed in the description has been included in this costing.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, settings, housings and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add foundation costs - see either isolated bases or floor slab cost
Photo description	Hoppers/ Silos Steel Square or Rectangular
Photo notes	A square or rectangular hopper bottomed structure of sheet steel plate or varying thickness, including support steelwork.

Photo1

Photo2

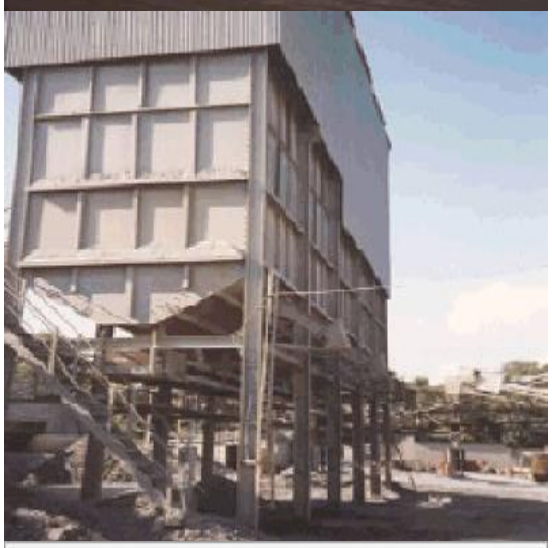

Photo3

Back

Generic Category	Bunkers
CG Code	43514A
Specific	Concrete Hopper
Descriptive	Steel plate square or rectangular
Tech1	8mm
Tech2	50m3
Unit size	-
Unit of measurement	m3
ERC	£876
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork Holding Volume 50m3 Plate Thickness 6 mm to 12mm
Referencing details	Holding volume of hopper and external works
Cost information notes	Based on holding volume of hopper. Use cost for total volume of all hoppers in one structure. Costs include supporting steelwork but exclude foundations. The plant and machinery listed in the description has been included in this costing.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, settings, housings and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add foundation costs - see either isolated bases or floor slab cost
Photo description	Hoppers/ Silos Steel Square or Rectangular
Photo notes	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.

Photo1

Photo2

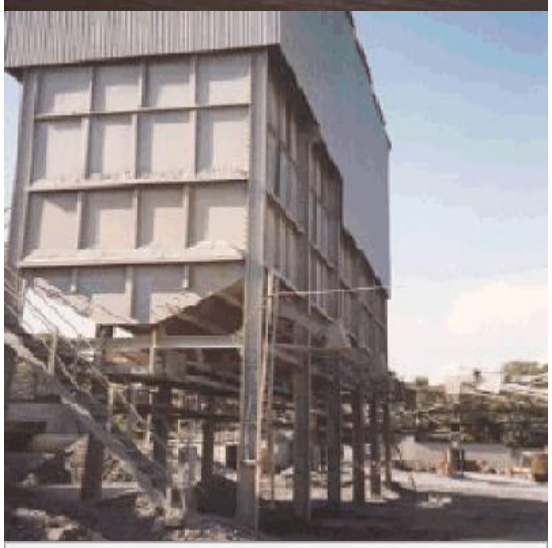

Photo3

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Generic Category	Bunkers
CG Code	43514C
Specific	Concrete Hopper
Descriptive	Steel plate square or rectangular
Tech1	8mm
Tech2	100m3
Unit size	-
Unit of measurement	m3
ERC	£736
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork Holding Volume 100m3 Plate Thickness 6 mm to 12mm
Referencing details	Holding volume of hopper and external works
Cost information notes	Based on holding volume of hopper. Use cost for total volume of all hoppers in one structure. Costs include supporting steelwork but exclude foundations. The plant and machinery listed in the description has been included in this costing.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, settings, housings and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add foundation costs - see either isolated bases or floor slab cost
Photo description	Hoppers/ Silos Steel Square or Rectangular
Photo notes	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.

Photo1

Photo2

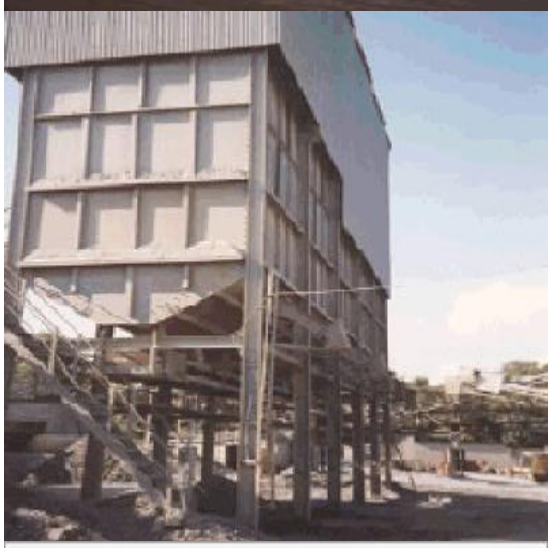

Photo3

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Generic Category	Bunkers
CG Code	43514E
Specific	Concrete Hopper
Descriptive	Steel plate square or rectangular
Tech1	8mm
Tech2	150m3
Unit size	-
Unit of measurement	m3
ERC	£644
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork Holding Volume 150m3 Plate Thickness 6 mm to 12mm
Referencing details	Holding volume of hopper and external works
Cost information notes	Based on holding volume of hopper. Use cost for total volume of all hoppers in one structure. Costs include supporting steelwork but exclude foundations. The plant and machinery listed in the description has been included in this costing.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, settings, housings and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add foundation costs - see either isolated bases or floor slab cost
Photo description	Hoppers/ Silos Steel Square or Rectangular
Photo notes	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.

Photo1

Photo2

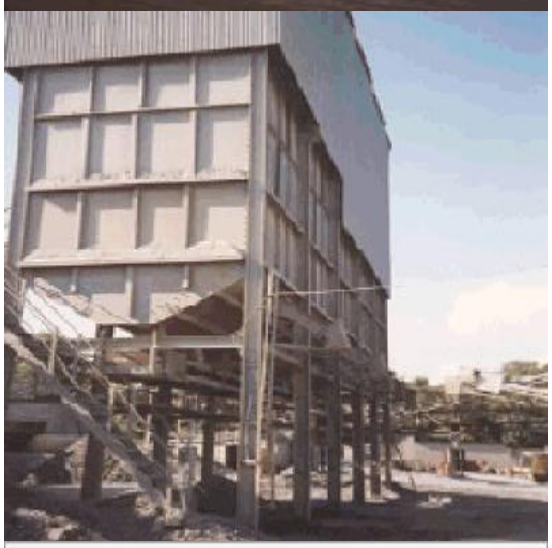

Photo3

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Generic Category	Bunkers
CG Code	43514H
Specific	Concrete Hopper
Descriptive	Steel plate square or rectangular
Tech1	8mm
Tech2	200m3
Unit size	-
Unit of measurement	m3
ERC	£618
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork Holding Volume 200m3 Plate Thickness 6 mm to 12mm
Referencing details	Holding volume of hopper and external works
Cost information notes	Based on holding volume of hopper. Use cost for total volume of all hoppers in one structure. Costs include supporting steelwork but exclude foundations. The plant and machinery listed in the description has been included in this costing.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, settings, housings and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add foundation costs - see either isolated bases or floor slab cost
Photo description	Hoppers/ Silos Steel Square or Rectangular
Photo notes	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.

Photo1

Photo2

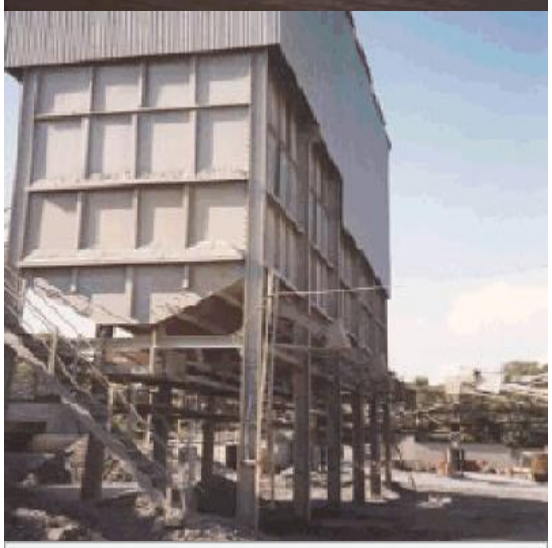

Photo3

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Generic Category	Bunkers
CG Code	43514L
Specific	Concrete Hopper
Descriptive	Steel plate square or rectangular
Tech1	8mm
Tech2	250m3
Unit size	-
Unit of measurement	m3
ERC	£604
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork Holding Volume 250m3 Plate Thickness 6 mm to 12mm
Referencing details	Holding volume of hopper and external works
Cost information notes	Based on holding volume of hopper. Use cost for total volume of all hoppers in one structure. Costs include supporting steelwork but exclude foundations. The plant and machinery listed in the description has been included in this costing.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, settings, housings and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add foundation costs - see either isolated bases or floor slab cost
Photo description	Hoppers/ Silos Steel Square or Rectangular
Photo notes	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.

Photo1

Photo2

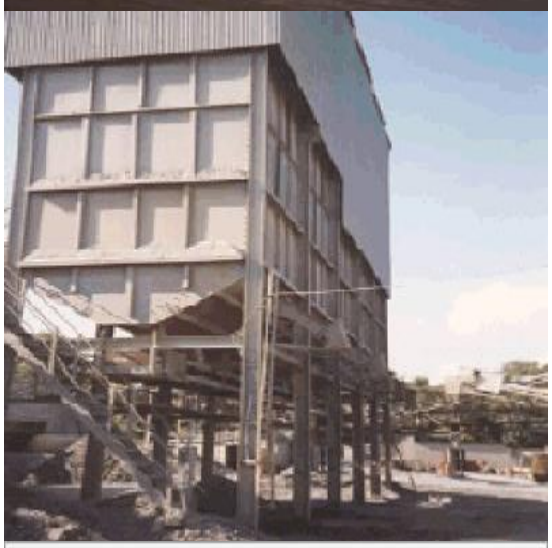

Photo3

Back

Generic Category	Bunkers
CG Code	43514P
Specific	Concrete Hopper
Descriptive	Steel plate square or rectangular
Tech1	8mm
Tech2	300m3
Unit size	-
Unit of measurement	m3
ERC	£585
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork Holding Volume 300m3 Plate Thickness 6 mm to 12mm
Referencing details	Holding volume of hopper and external works
Cost information notes	Based on holding volume of hopper. Use cost for total volume of all hoppers in one structure. Costs include supporting steelwork but exclude foundations. The plant and machinery listed in the description has been included in this costing.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, settings, housings and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add foundation costs - see either isolated bases or floor slab cost
Photo description	Hoppers/ Silos Steel Square or Rectangular
Photo notes	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.

Photo1

Photo2

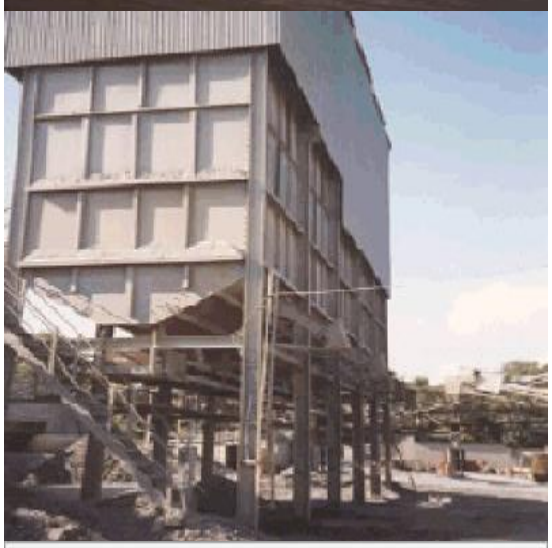

Photo3

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Generic Category	Bunkers
CG Code	43514S
Specific	Concrete Hopper
Descriptive	Steel plate square or rectangular
Tech1	8mm
Tech2	400m3
Unit size	-
Unit of measurement	m3
ERC	£557
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork Holding Volume 400m3 Plate Thickness 6 mm to 12mm
Referencing details	Holding volume of hopper and external works
Cost information notes	Based on holding volume of hopper. Use cost for total volume of all hoppers in one structure. Costs include supporting steelwork but exclude foundations. The plant and machinery listed in the description has been included in this costing.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, settings, housings and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add foundation costs - see either isolated bases or floor slab cost
Photo description	Hoppers/ Silos Steel Square or Rectangular
Photo notes	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.

Photo1

Photo2

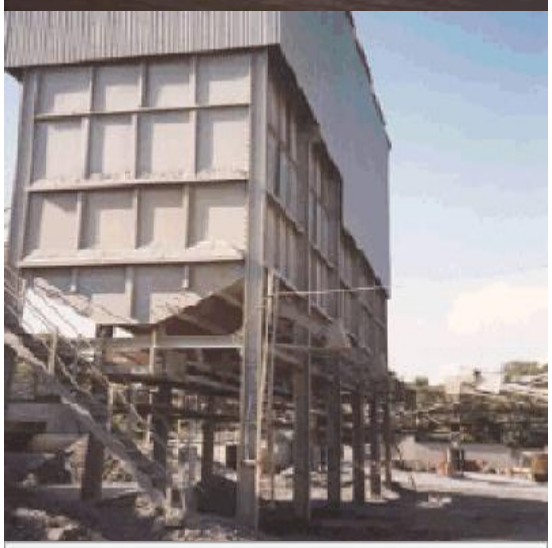

Photo3

Back

Generic Category	Bunkers
CG Code	43514T
Specific	Concrete Hopper
Descriptive	Steel plate square or rectangular
Tech1	8mm
Tech2	500m3
Unit size	-
Unit of measurement	m3
ERC	£557
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork Holding Volume 500m3 Plate Thickness 6 mm to 12mm
Referencing details	Holding volume of hopper and external works
Cost information notes	Based on holding volume of hopper. Use cost for total volume of all hoppers in one structure. Costs include supporting steelwork but exclude foundations. The plant and machinery listed in the description has been included in this costing.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, settings, housings and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add foundation costs - see either isolated bases or floor slab cost
Photo description	Hoppers/ Silos Steel Square or Rectangular
Photo notes	A square or rectangular hopper bottomed structure of sheet steel plate or varying thickness, including support steelwork.

Photo1

Photo2

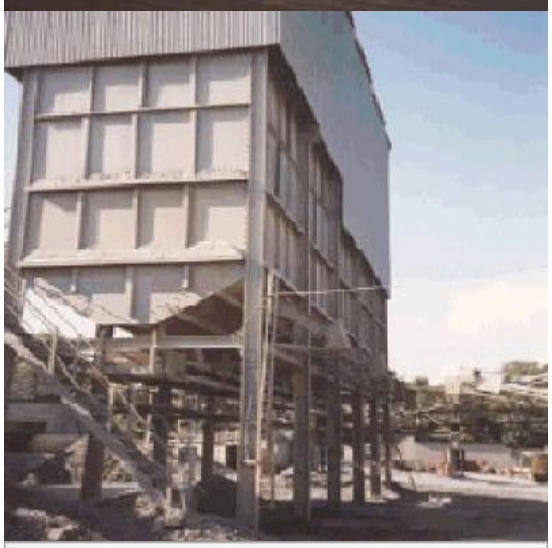

Photo3

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Generic Category	Bunkers
CG Code	43516A
Specific	Concrete Hopper
Descriptive	Steel plate square or rectangular
Tech1	9mm
Tech2	50m3
Unit size	-
Unit of measurement	m3
ERC	£916
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork Holding Volume 50m3 Plate Thickness 6 mm to 12mm
Referencing details	Holding volume of hopper and external works
Cost information notes	Based on holding volume of hopper. Use cost for total volume of all hoppers in one structure. Costs include supporting steelwork but exclude foundations. The plant and machinery listed in the description has been included in this costing.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, settings, housings and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add foundation costs - see either isolated bases or floor slab cost
Photo description	Hoppers/ Silos Steel Square or Rectangular
Photo notes	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.

Photo1

Photo2

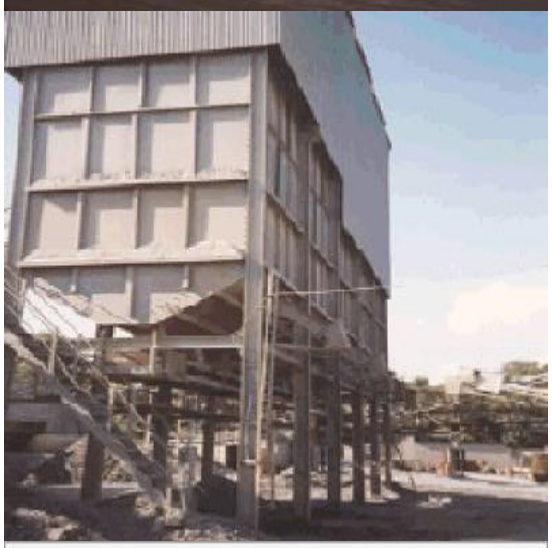

Photo3

Back

Generic Category	Bunkers
CG Code	43516C
Specific	Concrete Hopper
Descriptive	Steel plate square or rectangular
Tech1	9mm
Tech2	100m3
Unit size	-
Unit of measurement	m3
ERC	£769
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork Holding Volume 100m3 Plate Thickness 6 mm to 12mm
Referencing details	Holding volume of hopper and external works
Cost information notes	Based on holding volume of hopper. Use cost for total volume of all hoppers in one structure. Costs include supporting steelwork but exclude foundations. The plant and machinery listed in the description has been included in this costing.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, settings, housings and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add foundation costs - see either isolated bases or floor slab cost
Photo description	Hoppers/ Silos Steel Square or Rectangular
Photo notes	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.

Photo1

Photo2

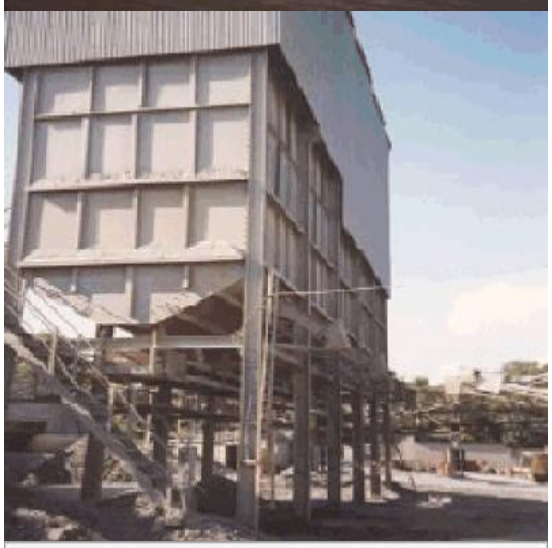

Photo3

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Generic Category	Bunkers
CG Code	43516E
Specific	Concrete Hopper
Descriptive	Steel plate square or rectangular
Tech1	9mm
Tech2	150m3
Unit size	-
Unit of measurement	m3
ERC	£677
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork Holding Volume 150m3 Plate Thickness 6 mm to 12mm
Referencing details	Holding volume of hopper and external works
Cost information notes	Based on holding volume of hopper. Use cost for total volume of all hoppers in one structure. Costs include supporting steelwork but exclude foundations. The plant and machinery listed in the description has been included in this costing.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, settings, housings and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add foundation costs - see either isolated bases or floor slab cost
Photo description	Hoppers/ Silos Steel Square or Rectangular
Photo notes	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.

Photo1

Photo2

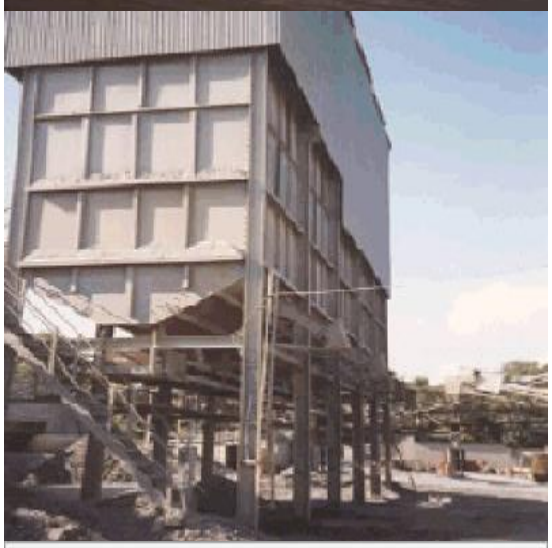

Photo3

Back

Generic Category	Bunkers
CG Code	43516H
Specific	Concrete Hopper
Descriptive	Steel plate square or rectangular
Tech1	9mm
Tech2	200m3
Unit size	-
Unit of measurement	m3
ERC	£644
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork Holding Volume 200m3 Plate Thickness 6 mm to 12mm
Referencing details	Holding volume of hopper and external works
Cost information notes	Based on holding volume of hopper. Use cost for total volume of all hoppers in one structure. Costs include supporting steelwork but exclude foundations. The plant and machinery listed in the description has been included in this costing.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, settings, housings and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add foundation costs - see either isolated bases or floor slab cost
Photo description	Hoppers/ Silos Steel Square or Rectangular
Photo notes	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.

Photo1

Photo2

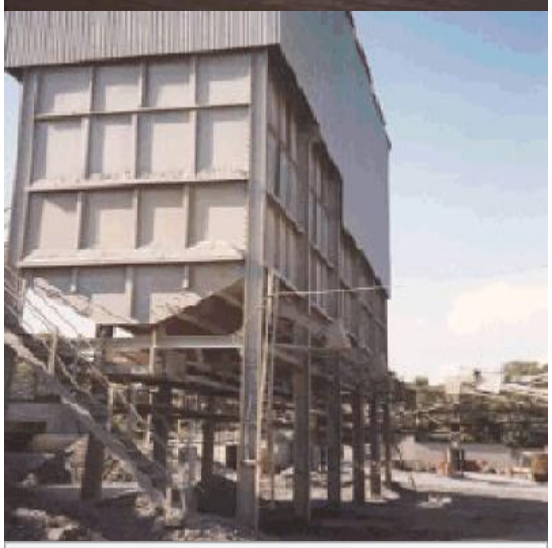

Photo3

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Generic Category	Bunkers
CG Code	43516L
Specific	Concrete Hopper
Descriptive	Steel plate square or rectangular
Tech1	9mm
Tech2	250m3
Unit size	-
Unit of measurement	m3
ERC	£624
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork Holding Volume 250m3 Plate Thickness 6 mm to 12mm
Referencing details	Holding volume of hopper and external works
Cost information notes	Based on holding volume of hopper. Use cost for total volume of all hoppers in one structure. Costs include supporting steelwork but exclude foundations. The plant and machinery listed in the description has been included in this costing.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, settings, housings and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add foundation costs - see either isolated bases or floor slab cost
Photo description	Hoppers/ Silos Steel Square or Rectangular
Photo notes	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.

Photo1

Photo2

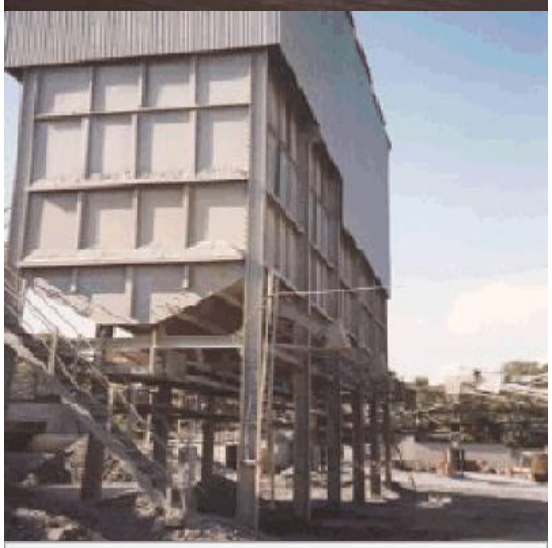

Photo3

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Generic Category	Bunkers
CG Code	43516P
Specific	Concrete Hopper
Descriptive	Steel plate square or rectangular
Tech1	9mm
Tech2	300m3
Unit size	-
Unit of measurement	m3
ERC	£618
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork Holding Volume 300m3 Plate Thickness 6 mm to 12mm
Referencing details	Holding volume of hopper and external works
Cost information notes	Based on holding volume of hopper. Use cost for total volume of all hoppers in one structure. Costs include supporting steelwork but exclude foundations. The plant and machinery listed in the description has been included in this costing.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, settings, housings and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add foundation costs - see either isolated bases or floor slab cost
Photo description	Hoppers/ Silos Steel Square or Rectangular
Photo notes	A square or rectangular hopper bottomed structure of sheet steel plate or varying thickness, including support steelwork.

Photo1

Photo2

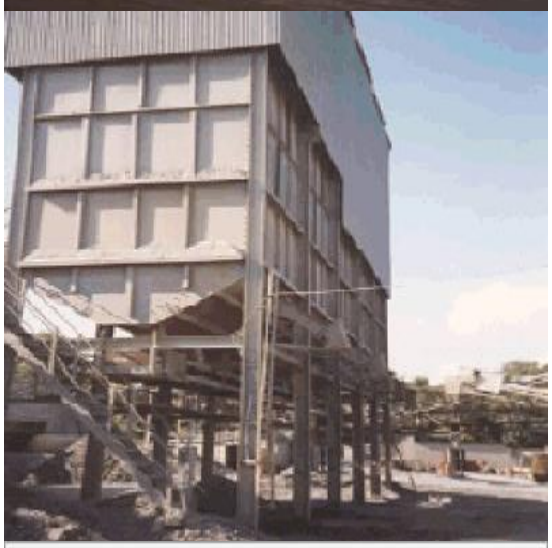

Photo3

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Generic Category	Bunkers
CG Code	43516S
Specific	Concrete Hopper
Descriptive	Steel plate square or rectangular
Tech1	9mm
Tech2	400m3
Unit size	-
Unit of measurement	m3
ERC	£585
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork Holding Volume 400m3 Plate Thickness 6 mm to 12mm
Referencing details	Holding volume of hopper and external works
Cost information notes	Based on holding volume of hopper. Use cost for total volume of all hoppers in one structure. Costs include supporting steelwork but exclude foundations. The plant and machinery listed in the description has been included in this costing.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, settings, housings and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add foundation costs - see either isolated bases or floor slab cost
Photo description	Hoppers/ Silos Steel Square or Rectangular
Photo notes	A square or rectangular hopper bottomed structure of sheet steel plate or varying thickness, including support steelwork.

Photo1

Photo2

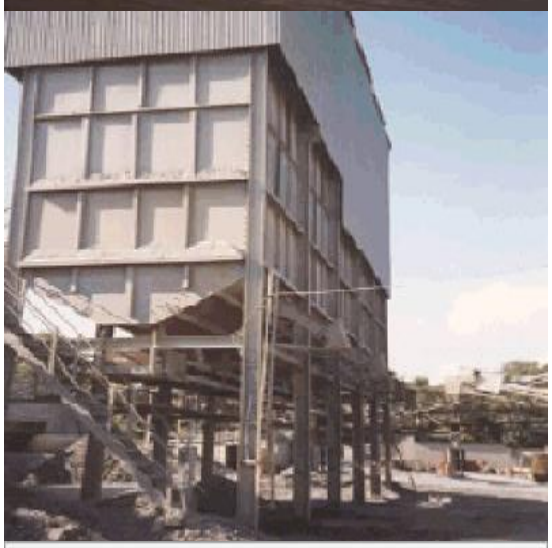

Photo3

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Generic Category	Bunkers
CG Code	43516T
Specific	Concrete Hopper
Descriptive	Steel plate square or rectangular
Tech1	9mm
Tech2	500m3
Unit size	-
Unit of measurement	m3
ERC	£585
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork Holding Volume 500m3 Plate Thickness 6 mm to 12mm
Referencing details	Holding volume of hopper and external works
Cost information notes	Based on holding volume of hopper. Use cost for total volume of all hoppers in one structure. Costs include supporting steelwork but exclude foundations. The plant and machinery listed in the description has been included in this costing.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, settings, housings and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add foundation costs - see either isolated bases or floor slab cost
Photo description	Hoppers/ Silos Steel Square or Rectangular
Photo notes	A square or rectangular hopper bottomed structure of sheet steel plate or varying thickness, including support steelwork.

Photo1

Photo2

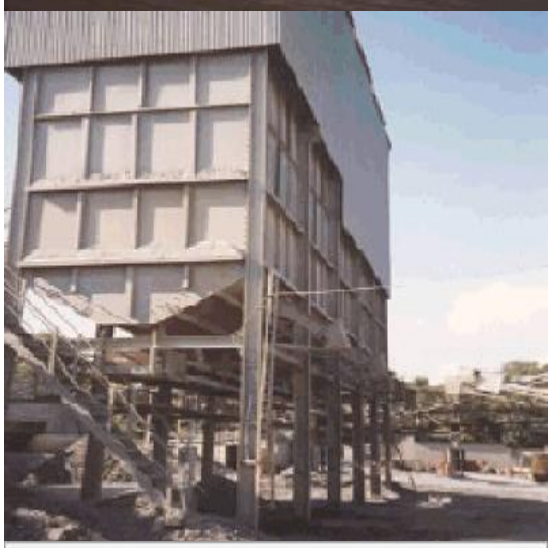

Photo3

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Generic Category	Bunkers
CG Code	43510A
Specific	Hopper Bottomed
Descriptive	Steel plate square or rectangular
Tech1	6mm
Tech2	50m3
Unit size	-
Unit of measurement	m3
ERC	£797
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork Holding Volume 50m3 Plate Thickness 6 mm to 12mm
Referencing details	Holding volume of hopper and external works
Cost information notes	Based on holding volume of hopper. Use cost for total volume of all hoppers in one structure. Costs include supporting steelwork but exclude foundations. The plant and machinery listed in the description has been included in this costing.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, housings, trestles, walkways
Number of items adjusted	The plant and machinery listed in the description has been included in this costing.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add foundation costs - see either isolated bases or floor slab cost
Photo description	-
Photo notes	-

Photo1

Photo2

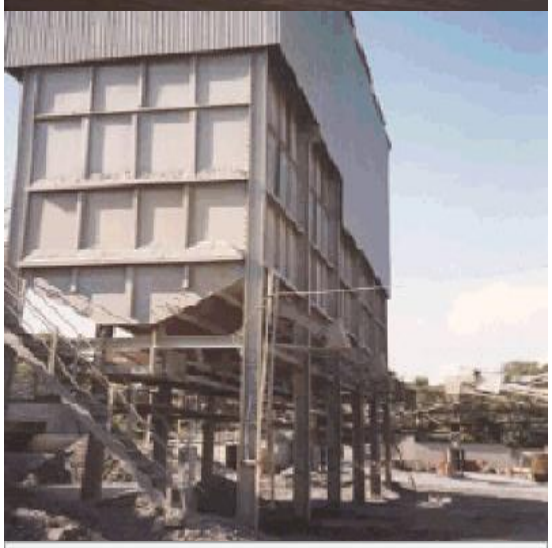

Photo3

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Generic Category	Bunkers
CG Code	43518A
Specific	Hopper Bottomed
Descriptive	Steel plate or rectangular
Tech1	12mm
Tech2	50m3
Unit size	-
Unit of measurement	m3
ERC	£957
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork Holding Volume 50m3 Plate Thickness 6 mm to 12mm
Referencing details	Holding volume of hopper and external works
Cost information notes	Based on holding volume of hopper. Use cost for total volume of all hoppers in one structure. Costs include supporting steelwork but exclude foundations. The plant and machinery listed in the description has been included in this costing.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, settings, housings and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add foundation costs - see either isolated bases or floor slab cost
Photo description	Hoppers/ Silos Steel Square or Rectangular
Photo notes	A square or rectangular hopper bottomed structure of sheet steel plate or varying thickness, including support steelwork.

Photo1

Photo2

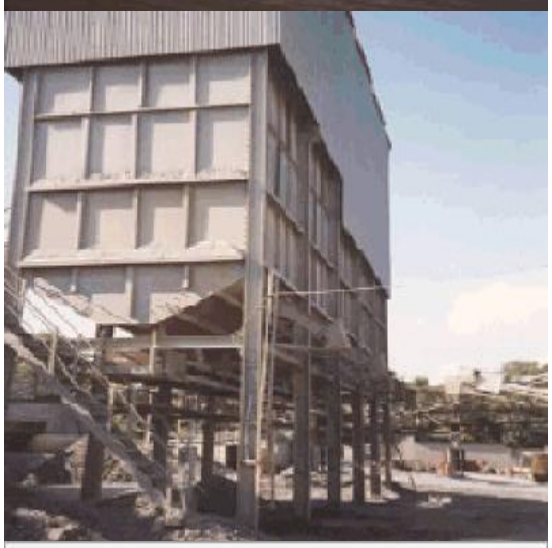

Photo3

Back

Generic Category	Bunkers
CG Code	43518C
Specific	Hopper Bottomed
Descriptive	Steel plate or rectangular
Tech1	12mm
Tech2	100m3
Unit size	-
Unit of measurement	m3
ERC	£797
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork Holding Volume 100m3 Plate Thickness 6 mm to 12mm
Referencing details	Holding volume of hopper and external works
Cost information notes	Based on holding volume of hopper. Use cost for total volume of all hoppers in one structure. Costs include supporting steelwork but exclude foundations. The plant and machinery listed in the description has been included in this costing.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, settings, housings and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add foundation costs - see either isolated bases or floor slab cost
Photo description	Hoppers/ Silos Steel Square or Rectangular
Photo notes	A square or rectangular hopper bottomed structure of sheet steel plate or varying thickness, including support steelwork.

Photo1

Photo2

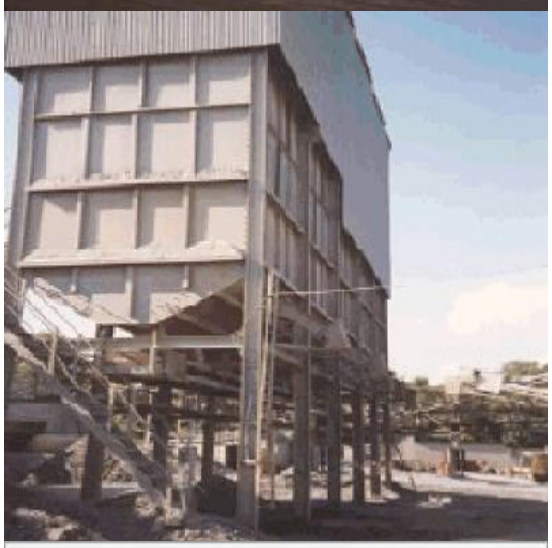

Photo3

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Generic Category	Bunkers
CG Code	43518E
Specific	Hopper Bottomed
Descriptive	Steel plate or rectangular
Tech1	12mm
Tech2	150m3
Unit size	-
Unit of measurement	m3
ERC	£757
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork Holding Volume 150m3 Plate Thickness 6 mm to 12mm
Referencing details	Holding volume of hopper and external works
Cost information notes	Based on holding volume of hopper. Use cost for total volume of all hoppers in one structure. Costs include supporting steelwork but exclude foundations. The plant and machinery listed in the description has been included in this costing.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, settings, housings and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add foundation costs - see either isolated bases or floor slab cost
Photo description	Hoppers/ Silos Steel Square or Rectangular
Photo notes	A square or rectangular hopper bottomed structure of sheet steel plate or varying thickness, including support steelwork.

Photo1

Photo2

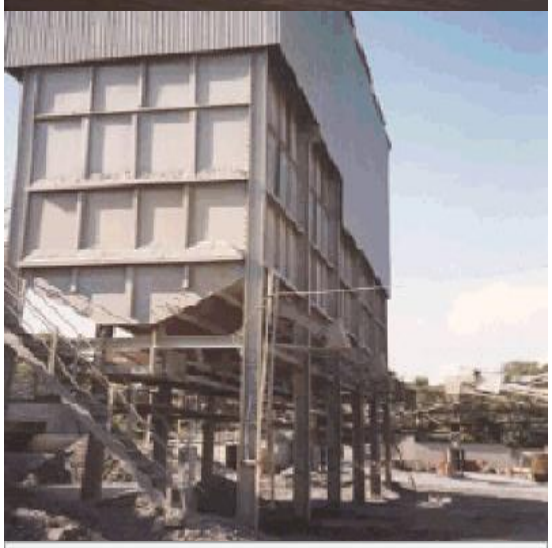

Photo3

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Generic Category	Bunkers
CG Code	43518H
Specific	Hopper Bottomed
Descriptive	Steel plate or rectangular
Tech1	12mm
Tech2	200m3
Unit size	-
Unit of measurement	m3
ERC	£731
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork Holding Volume 200m3 Plate Thickness 6 mm to 12mm
Referencing details	Holding volume of hopper and external works
Cost information notes	Based on holding volume of hopper. Use cost for total volume of all hoppers in one structure. Costs include supporting steelwork but exclude foundations. The plant and machinery listed in the description has been included in this costing.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, settings, housings and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add foundation costs - see either isolated bases or floor slab cost
Photo description	Hoppers/ Silos Steel Square or Rectangular
Photo notes	A square or rectangular hopper bottomed structure of sheet steel plate or varying thickness, including support steelwork.

Photo1

Photo2

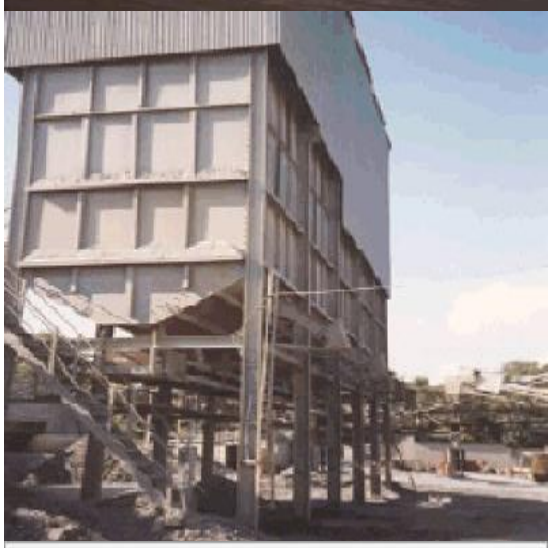

Photo3

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Generic Category	Bunkers
CG Code	43518L
Specific	Hopper Bottomed
Descriptive	Steel plate or rectangular
Tech1	12mm
Tech2	250m3
Unit size	-
Unit of measurement	m3
ERC	£718
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork Holding Volume 250m3 Plate Thickness 6 mm to 12mm
Referencing details	Holding volume of hopper and external works
Cost information notes	Based on holding volume of hopper. Use cost for total volume of all hoppers in one structure. Costs include supporting steelwork but exclude foundations. The plant and machinery listed in the description has been included in this costing.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, settings, housings and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add foundation costs - see either isolated bases or floor slab cost
Photo description	Hoppers/ Silos Steel Square or Rectangular
Photo notes	A square or rectangular hopper bottomed structure of sheet steel plate or varying thickness, including support steelwork.

Photo1

Photo2

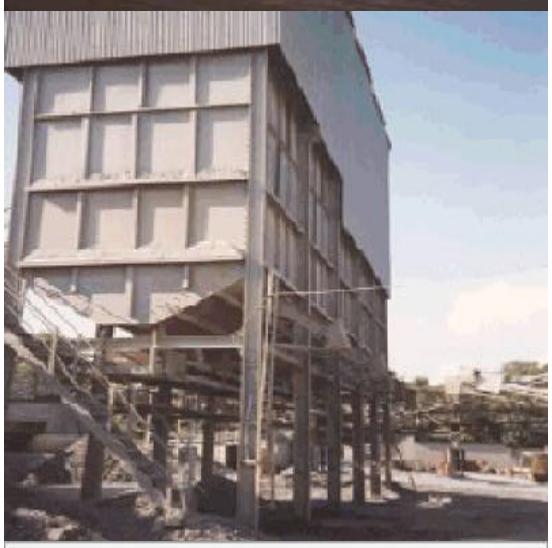

Photo3

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Generic Category	Bunkers
CG Code	43518P
Specific	Hopper Bottomed
Descriptive	Steel plate or rectangular
Tech1	12mm
Tech2	300m3
Unit size	-
Unit of measurement	m3
ERC	£692
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork Holding Volume 300m3 Plate Thickness 6 mm to 12mm
Referencing details	Holding volume of hopper and external works
Cost information notes	Based on holding volume of hopper. Use cost for total volume of all hoppers in one structure. Costs include supporting steelwork but exclude foundations. The plant and machinery listed in the description has been included in this costing.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, settings, housings and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add foundation costs - see either isolated bases or floor slab cost
Photo description	Hoppers/ Silos Steel Square or Rectangular
Photo notes	A square or rectangular hopper bottomed structure of sheet steel plate or varying thickness, including support steelwork.

Photo1

Photo2

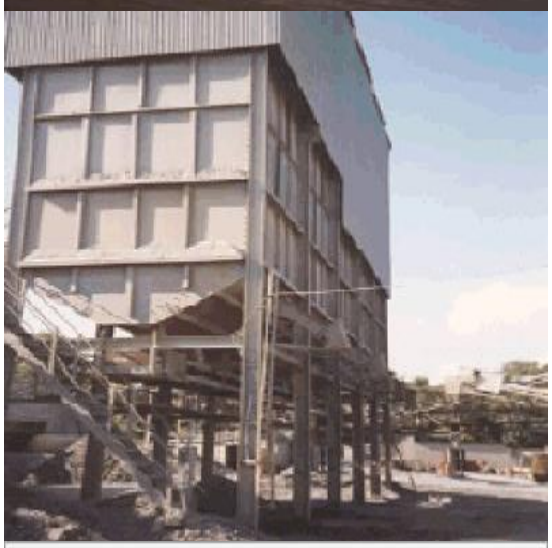

Photo3

Back

Generic Category	Bunkers
CG Code	43518S
Specific	Hopper Bottomed
Descriptive	Steel plate or rectangular
Tech1	12mm
Tech2	400m3
Unit size	-
Unit of measurement	m3
ERC	£664
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork Holding Volume 400m3 Plate Thickness 6 mm to 12mm
Referencing details	Holding volume of hopper and external works
Cost information notes	Based on holding volume of hopper. Use cost for total volume of all hoppers in one structure. Costs include supporting steelwork but exclude foundations. The plant and machinery listed in the description has been included in this costing.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, settings, housings and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add foundation costs - see either isolated bases or floor slab cost
Photo description	Hoppers/ Silos Steel Square or Rectangular
Photo notes	A square or rectangular hopper bottomed structure of sheet steel plate or varying thickness, including support steelwork.

Photo1

Photo2

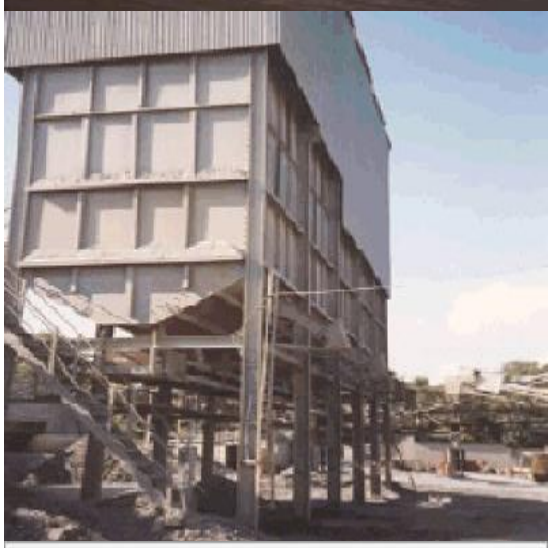

Photo3

Back

Generic Category	Bunkers
CG Code	43518T
Specific	Hopper Bottomed
Descriptive	Steel plate or rectangular
Tech1	12mm
Tech2	500m3
Unit size	-
Unit of measurement	m3
ERC	£664
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A square or rectangular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork Holding Volume 500m3 Plate Thickness 6 mm to 12mm
Referencing details	Holding volume of hopper and external works
Cost information notes	Based on holding volume of hopper. Use cost for total volume of all hoppers in one structure. Costs include supporting steelwork but exclude foundations. The plant and machinery listed in the description has been included in this costing.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, settings, housings and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add foundation costs - see either isolated bases or floor slab cost
Photo description	Hoppers/ Silos Steel Square or Rectangular
Photo notes	A square or rectangular hopper bottomed structure of sheet steel plate or varying thickness, including support steelwork.

Photo1

Photo2

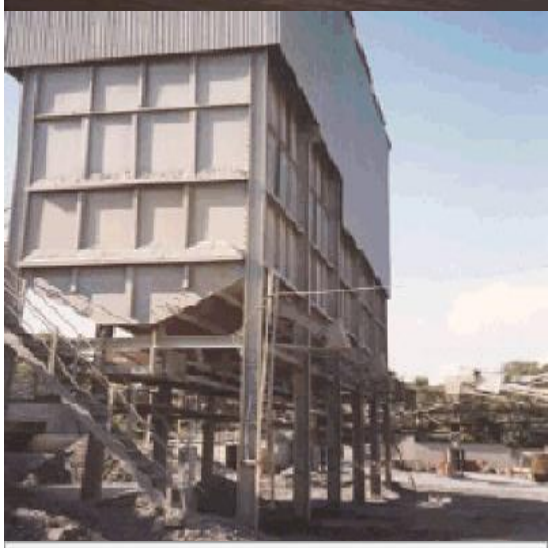

Photo3

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Generic Category	Bus Garages
CG Code	60P00H
Specific	Bus Parking Areas
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£120
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	-
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Bus Garages
CG Code	60K00A
Specific	Bus Wash
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£103,127
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	-
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Bus Garages
CG Code	60K00Y
Specific	Bus Wash Ancillary Building
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£751
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: - Foundations:- concrete pad bases. Frame:- Lightweight steel frame. Upper Floors:- None. Roof: Single Skin un-insulated profiled metal cladding. External Walls:- Single Skin un-insulated profiled metal cladding. Windows and Doors: -No windows, Softwood flush door and frame. Internal Walls: -Fair faced concrete block work with some concrete block work to office/toilet areas. Internal Finishes:- Fair faced concrete block work as fitted Building Services: -Basic electrical lighting and power. External Works :- Associated with adjacent areas (excluded) Accommodation: -Cleaner room and store with 2 WC. Based on a building of 43m2.
Referencing details	Measure to GEA m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	The plant and machinery listed in the description has been included in this cost.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Variations for quality are normally + or - 10%
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Bus Garages
CG Code	60K00P
Specific	Large
Descriptive	Good Quality
Tech1	Over 130 Buses
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,189
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Purpose built depot with integral first floor car park and first floor/second floor offices, ground floor garage, bus and car park. Building Construction: - Foundations: Concrete strip and pad bases. Frame: Reinforced concrete. Upper Floors: Reinforced concrete Roof: Felt on wood wool slabs on lattice steel trusses with some patent glazed roof lights. External Walls: Brick cladding. Windows and Doors: Part Patent glazed with remainder metal framed. Internal Walls: Brickwork/Concrete block work. Internal Finishes: Fair faced to garage, some plaster to office and staff accommodation. Building Services: -Gas, water and electricity to normal heating, hot and cold water installations, lighting and power. Accommodation: -Garaging for 140 buses, operating and administrative areas, staff restaurant and rest room. External area for parking 30 buses and 110 cars
Referencing details	Measure to GEA m2
Cost information notes	External works- excluded
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Pits, duct, security, cctv - special drainage.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Large Bus Station

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Bus Garages
CG Code	60K00K
Specific	Medium
Descriptive	Good Quality
Tech1	15 Service Pits
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,251
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Purpose built depot. Single storey Workshop with integral first floor office/staff facilities. Building Construction: - Foundations: Concrete strip and pad bases. Frame: Steel portal frame. Upper Floors: Pre-cast concrete with insitu topping. Roof: Profiled metal sheeting with felt covering and incorporating patent glazed roof lights. External Walls: Profile metal cladding. Windows and Doors: Aluminium curtain walling. Sectional overhead steel doors, solid core flush doors. Internal Walls: Common brickwork, Patent glazed screens and Glasal plywood linings. Internal Finishes: Painted fair face block work to garage with some plaster to office/staff areas. Vermiculux lining to steelwork. Granolithic floor, quarry tiles and carpet tiles. Monolux roof lining. Building Services: -Gas, water and electricity to normal heating, hot and cold water. Lighting and power Accommodation: -15 service pits, 2 wash pits, staff office and toilet.
Referencing details	Measure to GEA m2
Cost information notes	External works- excluded
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Pits, ducts, compressors etc.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Photo 1 Purpose built depot

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Bus shelters
CG Code	60P10K
Specific	Enclosed
Descriptive	Anodised aluminium
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,441
Superseded codes	60P10P
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Typical enclosed 2 to 3 bay shelter of anodised aluminium modular construction. Typically with choice of flat metal roof or 6-8mm toughened polycarbonate domed roof. Wall panels of 6mm toughened safety glass. Typically 2.3m high with standard lighting, perch seating, timetable board and including mains electrical connection.
Referencing details	Area of roof.
Cost information notes	Steel or aluminium frame Costs assume shelter is set on public footpath. If a separate base is required this can be priced using rates from the roads section.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Bus Shelters - enclosed
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Bus shelters
CG Code	60P10G
Specific	Enclosed
Descriptive	Galvanised steel
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£722
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Typical enclosed 2 to 3 bay shelter of steel profile modular construction. Typically with choice of flat metal roof or of 6-8mm toughened polycarbonate domed roof. Wall panels of 6mm toughened safety glass. Typically 2.3m high with standard lighting, perch seating, timetable board and including mains electrical connection.
Referencing details	Area of roof.
Cost information notes	Galvanised steel construction Costs assume shelter is set on public footpath. If a separate base is required this can be priced using rates from the roads section
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Bus Shelters - enclosed
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Bus shelters
CG Code	60P10D
Specific	Open fronted
Descriptive	Anodised aluminium
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,702
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Typical open fronted 2 to 3 Bay cantilever shelter of anodised aluminium modular construction. Typically with choice of flat metal roof or of 6-8mm toughened polycarbonate domed roof. Wall panels of 6mm toughened safety glass. Typically 2.3m high with standard lighting, perch seating, timetable board and including mains electrical connection.
Referencing details	Area of roof
Cost information notes	Anodised aluminium construction Costs assume shelter is set on public footpath. If a separate base is required this can be priced using rates from the roads section.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Bus Shelters - Open Fronted.
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Bus shelters
CG Code	60P10A
Specific	Open fronted
Descriptive	Galvanised steel
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£989
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Typical open fronted 3 bay cantilever shelter of steel profile modular construction.Typically with choice of flat metal roof or of 6-8mm toughened polycarbonate domed roof. Wall panels of 6mm Toughened Safety Glass. Typically 2.3m high with standard lighting, perch seating, timetable board and including mains electrical connection.
Referencing details	Area of roof
Cost information notes	Galvanised steel or aluminium construction costs assume shelter is set on public footpath. If a separate base is required this can be priced using rates from the roads section
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Bus Shelters - Open Fronted
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Bus Shelters
CG Code	60P10B
Specific	Open fronted
Descriptive	Galvanised Steel - Anti Vandal
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,177
Superseded codes	60P10P
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Tpically 2 to 3 bay cantilever shelter of steel profile modular construction. 6mm Polycarbonate roof. Wall panels of galvanised powder coated steel sheets. Typically 2.3m high with standard lighting, perch seating, timetable board and including mains electrical connection.
Referencing details	Area of roof.
Cost information notes	Galvanised steel or aluminium construction costs assume shelter is set on public footpath. If a separate base is required this can be priced using rates from the roads section
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Bus Shelters - Galvanised Steel - Anti Vandal
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Bus Stations
CG Code	60P00E
Specific	Medium Footprint
Descriptive	101m2 to 1,000m2 GEA
Tech1	Two Storey Enclosed Weathertight Construction
Tech2	Excludes External Works
Unit size	-
Unit of measurement	m2
ERC	£2,652
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Purpose built park and ride bus station or enclosed shelter. Indicative Building Construction: - Foundations: Concrete slab and strip foundations. Roof: Timber pitched roof with clay tiles. External Walls: Facing brick work. Windows and Doors: Aluminium external doors and windows with steel roller shutters. Flush internal doors. Internal Walls: Block work and timber stud. Internal Finishes: Plaster and render to walls. Vinyl and brick floors. Plasterboard ceilings. Building Services: - Electric heating, light and power, Local ventilation. Intruder alarm and emergency lighting External Works: - Excludes External works including Hard/Soft Landscaping, Drainage & Services
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	The plant and machinery listed in the description has been included in this cost.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Bus Stations
CG Code	60P00C
Specific	Small Footprint
Descriptive	Less than 100m2 GEA
Tech1	Single Storey Enclosed Weathertight Construction
Tech2	Excludes External Works
Unit size	-
Unit of measurement	m2
ERC	£3,982
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Purpose built park and ride bus station or enclosed shelter. Indicative Building Construction: - Foundations: Concrete slab and strip foundations. Roof: Timber pitched roof with clay tiles. External Walls: Facing brick work. Windows and Doors: Aluminium external doors and windows with steel roller shutters. Flush internal doors. Internal Walls: Block work and timber stud. Internal Finishes: Plaster and render to walls. Vinyl and brick floors. Plasterboard ceilings. Building Services: - Electric heating, light and power, Local ventilation. Intruder alarm and emergency lighting External Works: - Excludes External works including Hard/Soft Landscaping, Drainage & Services
Referencing details	Gross External Area and external works.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	The plant and machinery listed in the description has been included in this costing.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Bus Stations
CG Code	60P00F
Specific	Externals
Descriptive	Reinforced Grass Construction
Tech1	Grasscrete or Similar
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£84
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Grasscrete or similar on 200mm type 1 subbase; topsoil spread across units and grass seeded upon completion
Referencing details	-
Cost information notes	Excludes removal of any materials offsite, assumed onsite only
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Bus Stations
CG Code	60P00A
Specific	Large Footprint
Descriptive	1,001m2 to 5,000m2 GEA
Tech1	Enclosed Weathertight Construction
Tech2	Excludes External Works
Unit size	-
Unit of measurement	m2
ERC	£2,501
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Purpose built park and ride bus station or enclosed shelter. Indicative Building Construction: - Foundations: Concrete slab and strip foundations. Roof: Timber pitched roof with clay tiles. External Walls: Facing brick work. Windows and Doors: Aluminium external doors and windows with steel roller shutters. Flush internal doors. Internal Walls: Block work and timber stud. Internal Finishes: Plaster and render to walls. Vinyl and brick floors. Plasterboard ceilings. Building Services: - Electric heating, light and power, Local ventilation. Intruder alarm and emergency lighting External Works: - Excludes External works including Hard/Soft Landscaping, Drainage & Services
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	The plant and machinery listed in the description has been included in this cost.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Bus Stations
CG Code	60P00B
Specific	Various Bus Buildings
Descriptive	Canopy to Bus Stations & Concourses
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£765
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Canopy externally to front of building to provide weather protection to passengers
Referencing details	-
Cost information notes	Cost includes concrete bases in footpath or concourse construction. Cost includes standard lighting and seating. Cost excludes external paving.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Bus Stations
CG Code	60P00L
Specific	Various Bus Buildings
Descriptive	Shale or Hardcore Hardstanding - Including Drainage - For Various Bus Buildings
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£38
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Shale or Hardcore sub base to hardstandings including drainage
Referencing details	Measure area (m2)
Cost information notes	For kerbs, edgings and channels - refer to cost guide section for paving
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Bus Stations
CG Code	60P00K
Specific	Various Bus Buildings
Descriptive	Shale or Hardcore Hardstanding For Various Bus Buildings
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£15
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Shale or Hardcore sub base to hardstandings
Referencing details	Measure area (m2)
Cost information notes	For kerbs, edgings and channels - refer to cost guide section for paving
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Bus Stations
CG Code	60P00J
Specific	Various Bus Buildings
Descriptive	Simple Cantilever Canopy - Used On Various Buildings
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£273
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Uninsulated fabric. Lighting not included.
Referencing details	Measure to GEA m2
Cost information notes	Cost based on a 5m wide cantilever structure with a 0.91mm aluminium roof, commercial grade.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Canopies
CG Code	30C010
Specific	Cantilever
Descriptive	Industrial
Tech1	<= 5m span
Tech2	Simple
Unit size	-
Unit of measurement	m2
ERC	£196
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Canopies are extensions or attachments to an existing building for the purpose of providing shelter whilst loads are unloaded. This cost relates to a canopy cantilevered from one side of the building with no additional support columns. Usually the canopy will contain a profiled metal deck system with associated rainwater goods. Due to the lack of additional supporting columns side panels are not fitted.
Referencing details	Measured as GEA
Cost information notes	Cost based on a 5m wide structure cantilevered with a 0.7mm aluminium roofing, commercial grade. Uninsulated fabric. Lighting not included. When determining the costs to apply to canopies one should consider the individual property overall and appraise whether or not any form of quantum is appropriate.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Loading platforms-and refer to codes 335050-335056 for addition of Platform. If lighting is present use code 30C0V1
Photo description	Photo 1 - Simple cantilever. Photo 2 - Typical canopy to loading doors. Photo 3 - Typical canopy for delivery bay.
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Canopies
CG Code	30C011
Specific	Cantilever
Descriptive	Industrial
Tech1	5.0m - 10.0m span
Tech2	Heavy
Unit size	-
Unit of measurement	m2
ERC	£133
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Canopies are extensions or attachments to an existing building for the purpose of providing shelter whilst loads are unloaded. This cost relates to a canopy cantilevered from one side of the building with no additional support columns. Usually the canopy will contain a profiled metal deck system with associated rainwater goods. Due to the lack of additional supporting columns side panels are not fitted.
Referencing details	Measured as GEA
Cost information notes	Cost based on a 5m wide structure cantilevered with a 0.7mm aluminium roofing, commercial grade. Uninsulated fabric. Lighting not included. When determining the costs to apply to canopies one should consider the individual property overall and appraise whether or not any form of quantum is appropriate.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Loading platforms-and refer to codes 335050-335056 for addition of Platform. If lighting is present use code 30C0V1
Photo description	Photo 1 - Simple cantilever. Photo 2 - Typical canopy to loading doors. Photo 3 - Typical canopy for delivery bay.
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Canopies
CG Code	30C012
Specific	Supported
Descriptive	Industrial
Tech1	<= 5m span
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£233
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Canopies are extensions or attachments to an existing building for the purpose of providing shelter whilst loads are unloaded. This cost relates to a canopy supported by the building it serves and additional columns. Usually the canopy will contain a profiled metal deck system with associated rainwater goods. It may be partially enclosed on 1 side or more.
Referencing details	Measured as GEA. Measure area of side wall.
Cost information notes	Cost based on a 5m wide structure cantilevered with a 0.7mm aluminium roofing, commercial grade. Uninsulated fabric. Lighting not included. When determining the costs to apply to canopies one should consider the individual property overall and appraise whether or not any form of quantum is appropriate.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Loading platforms-and refer to codes 335050-335056 for addition of Platform. If lighting is present use code 30C0V1
Photo description	Photo 1 - Partially enclosed canopy. Photo 2 - Open sided simply supported canopy. Photo 3 - Supported canopy over loading dock
Photo notes	Photo 2 - Note- warning light

Photo1

Photo2

Photo3

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Generic Category	Canopies
CG Code	30C013
Specific	Supported
Descriptive	Industrial
Tech1	5.0m - 10.0m span
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£169
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Canopies are extensions or attachments to an existing building for the purpose of providing shelter whilst loads are unloaded. This cost relates to a canopy supported by the building it serves and additional columns. Usually the canopy will contain a profiled metal deck system with associated rainwater goods. It may be partially enclosed on 1 side or more.
Referencing details	Measured as GEA. Measure area of side wall.
Cost information notes	Rate based on a 10m wide structure with supporting columns under a 0.7mm uninsulated commercial grade aluminium roof cladding . Lighting included. Base rate reflects cladding 1m down from eaves - additional cladding including partially enclosed sides should be added as an addition to the base cost. When determining the costs to apply to canopies one should consider the individual property overall and appraise whether or not any form of quantum is appropriate.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Loading platforms-and refer to codes 335050-335056 for addition of Platform. If lighting is present use code 30C0V1
Photo description	Photo 1 - Partially enclosed canopy. Photo 2 - Open sided simply supported canopy. Photo 3 - Supported canopy over loading dock
Photo notes	Photo 2 - Note - warning light
Photo1	
Photo2	

Photo3

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Generic Category	Canopies
CG Code	30C0V1
Specific	Variation
Descriptive	Add or Deduct for Lighting to Canopy
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£28
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Addition of costs to be used in conjunction with Codes for Canopies
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Car parks
CG Code	60U00F
Specific	Multi storey - large
Descriptive	large, high quality
Tech1	4 storey
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£575
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: - Foundations: Reinforced in-situ concrete. Frame: Reinforced in-situ and pre-cast concrete. Upper Floors Pre-cast concrete. Roof: Steel frame with aluminium sheeting. External Walls: Single skin brickwork with lead clad capping and stone copings. Windows and Doors: Aluminium frames and curtain walling to lift area. Internal Finishes: Tiling to lobby areas and toilets. Epoxy coating to traffic areas. Building Services: - Sanitary fittings. Electrical services, alarm, closed circuit TV and intercom installations. 2 No 16 person lifts
Referencing details	Gross External Area and external works. Number of car park spaces including disabled parking.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	The plant & machinery listed in the description has been included in this cost
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Variations for quality are normally +/- 10%
Photo description	Car parks - Multi storey, Large, high quality
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Car parks
CG Code	60U00A
Specific	Multi storey - small
Descriptive	Small, medium quality
Tech1	300 spaces
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£340
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: - Foundations: Reinforced in-situ concrete basement. Frame: Pre-cast concrete Upper Floors. Pre-cast concrete with elastomeric epoxy coating. External Walls: Pre-cast concrete. Windows and Doors: Flush doors with softwood cores. Steel grilles. Internal Walls: Fair faced concrete blocks Internal Finishes: Cement render to concrete walls. Bitumastic paint to concrete floors. Building Services: - Mechanical and electrical services. External Works: - Macadam paving, landscaping and drainage. Accommodation: - 300 spaces
Referencing details	Gross External Area and external works
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	The plant and machinery listed in the description has been included in this cost
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Variations for quality are normally +/- 10%
Photo description	Car Parks - Multi Storey, Small, Medium Quality
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Car wash
CG Code	60X00A
Specific	Stand alone type
Descriptive	A steel framed building c.120m2 with a profiled metal flat roof or pitched roof covered with artificial slate or tile.
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£305,245
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A stand-alone car wash. They are usually positioned on a flat level site with good access from a busy main road. The site area is normally one-third to half an acre with good bitumen macadam surfacing and car parking for 5 or 6 cars. The car wash equipment is housed in a steel framed building around 120m2 in area with a profiled metal flat roof or pitched roof covered with artificial slate or tile. Under the floor of the building there are concrete re-circulation chambers where grit is allowed to settle out of used water. The walls to the building are usually tiled internally with ceramic tiles. Eaves height is around 3.6m
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Stand alone car wash
Photo notes	-

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Generic Category	Ceilings
CG Code	31K15A
Specific	Plasterboard
Descriptive	Acrylic based paints (or Eggshells)
Tech1	Prepare & Apply one primer coat, one base coat and a top coat of Flecked paint
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£7
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	In situ painting - Prepare & Apply one primer coat, one base coat, and a top coat of Flecked paint to internal surfaces (Not including clear laquer to protect) Note: this paint is now unobtainable and the modern equivalent would be eggshell type paints
Referencing details	Measure internal ceiling area including bulkheads
Cost information notes	Water based product with a primer base. However, some constructions e.g. schools and hospitals as an alternative tend to use a high quality emulsion.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Ceilings
CG Code	31K155
Specific	Plasterboard
Descriptive	Emulsion Paint
Tech1	Prepare & Apply one mist coat, and 2 full coats Emulsion paint
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£5
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	In situ painting - Prepare & Apply one mist coat, and 2 full coats Emulsion paint to internal surfaces
Referencing details	Measure internal ceiling area including bulkheads
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Ceilings
CG Code	31K105
Specific	Plasterboard
Descriptive	Skimmed & painted
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£46
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Plasterboard to soffits,12.50mm gyproc board with a skim plaster coat. No acoustic or fire properties. (Occasionally referred to as a MF ceiling). Decoration to the soffit is included - 1 mist and two coats emulsion finish. No inspection / access hatch included.
Referencing details	Measure surface area only
Cost information notes	Measure ceiling surface area. No allowance for bulkheads in cost. Average cost only.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Ceilings
CG Code	31K0VF
Specific	Sprayed
Descriptive	Mineral Fibre Fire Protection
Tech1	28mm
Tech2	2 Hours
Unit size	-
Unit of measurement	m2
ERC	£19
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Sprayed mineral fibre coatings for fire protection approved on structural steel / metalwork, to ceilings and beams. 28mm thick to provide 2 hour fire protection.
Referencing details	Measure surface area including down stand beams
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Ceilings
CG Code	31K0VK
Specific	Sprayed
Descriptive	Mineral Fibre Fire Protection
Tech1	52mm
Tech2	4 Hours
Unit size	-
Unit of measurement	m2
ERC	£29
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Sprayed mineral fibre coatings for fire protection approved on structural steel / metalwork, to ceilings and beams. 28mm thick to provide 2 hour fire protection.
Referencing details	Measure surface area including down stand beams
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Ceilings
CG Code	31KV05
Specific	Sprayed
Descriptive	Mineral Fibre Fire Protection
Tech1	16mm
Tech2	1 Hour
Unit size	-
Unit of measurement	m2
ERC	£14
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Sprayed mineral fibre coatings for fire protection approved on structural steel / metalwork, to ceilings and beams. 16mm thick to provide 1 hour fire protection.
Referencing details	Measure surface area including down stand beams
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Ceilings
CG Code	31KV0A
Specific	Sprayed
Descriptive	Mineral Fibre Fire Protection
Tech1	22mm
Tech2	1.5 Hours
Unit size	-
Unit of measurement	m2
ERC	£16
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Sprayed mineral fibre coatings for fire protectionapproved on structural steel / metalwork, to ceilings and beams. 22mm thick to provide 1.5 hour fire protection.
Referencing details	Measure surface area including down stand beams
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Ceilings
CG Code	31K100
Specific	Suspended
Descriptive	Basic
Tech1	Exposed Grid
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£30
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Suspended and integrated ceilings, mineral fibre. Basic range in exposed grid.
Referencing details	-
Cost information notes	Cost assumes large room over 250m2. No bulkheads included.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical exposed grid ceiling
Photo notes	-

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Generic Category	Ceilings
CG Code	31K10A
Specific	Suspended
Descriptive	Basic
Tech1	Semi Concealed Grid
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£80
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Suspended and integrated ceilings, mineral fibre. Basic range in exposed grid.
Referencing details	-
Cost information notes	Cost assumes large room over 250m2. No bulkheads included.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Ceilings
CG Code	31K110
Specific	Suspended
Descriptive	Egg Crate
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£116
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Suspended ceilings, suspended egg crate
Referencing details	-
Cost information notes	Cost assumes large room over 250m2. No bulkheads included.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Ceilings
CG Code	31K10K
Specific	Suspended
Descriptive	Good Quality
Tech1	Concealed Grid
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£73
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Suspended integrated ceilings, high quality in concealed grid. A decline in popularity in recent times, although it may still be incorporated in high quality building specifications.
Referencing details	-
Cost information notes	Cost assumes large room over 250m2. No bulkheads included.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Ceilings
CG Code	31K11A
Specific	Suspended
Descriptive	Intergrated
Tech1	Coffered with Steel Services
Tech2	Extra over cost floor
Unit size	-
Unit of measurement	m2
ERC	£202
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Suspended integrated ceiling, Coffered look, including Grid system and coffered tiles
Referencing details	Measure internal ceiling area including bulkheads
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Ceilings
CG Code	31K10F
Specific	Suspended
Descriptive	Medium Quality
Tech1	Concealed Grid
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£64
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Suspended and integrated ceilings, mineral fibre. Basic range in exposed grid.
Referencing details	-
Cost information notes	Cost assumes large room over 250m2. No bulkheads included.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Ceilings
CG Code	31K10Q
Specific	Suspended
Descriptive	Metal
Tech1	Linear Strip
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£73
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Suspended ceilings, suspended metal linear strip
Referencing details	-
Cost information notes	Cost assumes large room over 250m2. No bulkheads included.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Ceilings
CG Code	31K10V
Specific	Suspended
Descriptive	Metal
Tech1	Tray
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£76
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Suspended ceilings, suspended metal tray
Referencing details	-
Cost information notes	Cost assumes large room over 250m2. No bulkheads included.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Ceilings
CG Code	31K115
Specific	Suspended
Descriptive	Open grid
Tech1	Formalux / Dimension
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£151
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Suspended ceilings, Open grid
Referencing details	-
Cost information notes	Cost assumes large room over 250m2. No bulkheads included.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Cemeteries
CG Code	51600S
Specific	Cemetery
Descriptive	Cemetery - land developed with grassed and landsacaped areas including drainage, modern fencing and walls, lighting, paths, access roads, hard-standing and service connections
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Ha
ERC	£35,818
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Cemetery - land developed with grassed and landscaped areas including; drainage, modern fencing and walls, lighting, paths, access roads, hard-standing and service connections
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cemetery, Chapel of Rest, Stores & Sheds, Waiting Room, Amenity Buildings
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Photo3

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Generic Category	Cemeteries
CG Code	51600R
Specific	Cemetery
Descriptive	Mainly basic grassed areas- minimal hard surfaces and services, hedges or traditional fences
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Ha
ERC	£26,449
Superseded codes	STS041
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Basic grassed areas- minimal hard surfaces and services, hedges or traditional fences. CeMetreies; Improved including; drainage, modern fencing and walls, lighting, paths, access roads, hard-standing and service connection
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cemetery, Chapel of Rest, Stores & Sheds, Waiting Room, Amenity Buildings
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Cemeteries
CG Code	51601A
Specific	Chapel of Rest
Descriptive	An undertaker's room where the body of the deceased is held prior to service
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,052
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Chapel of Rest
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cemetery, Stores & Sheds, Waiting Room, Amenity Buildings
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Cemeteries
CG Code	51601H
Specific	Masonry Storage Building
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£620
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Masonry Storage building
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cemetery, Chapel of Rest, Stores & Sheds, Waiting Room, Amenity Buildings
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Cemeteries
CG Code	51601D
Specific	Stores and Sheds
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£267
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Stores & Sheds to grounds
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cemetery, Chapel of Rest, Waiting Room, Amenity Buildings
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Cemeteries
CG Code	51601G
Specific	Waiting Rooms
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,052
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Waiting room for guests attending service or similar
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cemetery, Chapel of Rest, Stores & Sheds, Amenity Buildings
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Chimneys
CG Code	32F15S2
Specific	Accessory
Descriptive	Access Ladder
Tech1	30m
Tech2	-
Unit size	Each
Unit of measurement	Each
ERC	£9,494
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Metal access ladders used for sampling and maintenance
Referencing details	Ascertain presence and height of access ladders including presence of access platforms.
Cost information notes	Cost is per metre above ground level and includes fixings to the structure.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Chimneys
CG Code	32F15S3
Specific	Accessory
Descriptive	Access Ladder
Tech1	60m
Tech2	-
Unit size	Each
Unit of measurement	Each
ERC	£18,987
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Metal access ladders used for sampling and maintenance
Referencing details	Ascertain presence and height of access ladders including presence of access platforms.
Cost information notes	Cost is per metre above ground level and includes fixings to the structure.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Chimneys
CG Code	32F15S4
Specific	Accessory
Descriptive	Platform
Tech1	2m Diameter Stack
Tech2	-
Unit size	Each
Unit of measurement	Each
ERC	£15,190
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Metal access platform used for sampling and maintenance
Referencing details	Ascertain presence of platforms and associated access ladders.
Cost information notes	Cost is per platform, ladders priced separately see RCG Category Codes 32F15S2 (30m) and 32F15S3 (60m)
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Photo3

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Generic Category	Chimneys
CG Code	32F15S1
Specific	Accessory
Descriptive	Single LED Aircraft Warning Lights
Tech1	>45 metres Above Ground Level
Tech2	Medium Intensity Steady Red Safety Light
Unit size	Each
Unit of measurement	Each
ERC	£53,305
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	To ensure aviation safety and in accordance with relevant Air Navigation Orders the person in charge of an en-route obstacle must ensure that it is fitted with medium intensity steady red lights positioned as close as possible to the top of the obstacle and at intermediate levels spaced so far as practicable equally between the top lights and ground level with an interval of not more than 52 metres. Low intensity lights are required for structures below 45 metres in height, medium/high intensity lights (location dependent) are required for structures above 45 metres in height. Cost can differ significantly due to site influences and location.
Referencing details	Identify presence and number of aviation warning lights.
Cost information notes	Cost is for the complete installation of Aviation Warning Lights based on a structure exceeding 45 metres in height.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-

Photo notes -

Photo1

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Photo3

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Generic Category	Chimneys
CG Code	32F10A
Specific	Brick
Descriptive	Circular on Plan
Tech1	Height above GL
Tech2	20 metres
Unit size	m height
Unit of measurement	m
ERC	£3,501
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Brick built flue stacks are no longer constructed but may still be present and active on some industrial sites. Usually constructed from class B engineering brickwork built circular on plan with 50mm fireclay lining to internal face bonded to the chimney stack.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description
Photo 1 - Circular brick chimney.
Photo 2 - Brick chimney.
Photo 3 - Base of chimney during construction.

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Chimneys
CG Code	32F10F
Specific	Brick
Descriptive	Circular on Plan
Tech1	Height above GL
Tech2	25 metres
Unit size	m height
Unit of measurement	m
ERC	£4,291
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Brick built flue stacks are no longer constructed but may still be present and active on some industrial sites. Usually constructed from class B engineering brickwork built circular on plan with 50mm fireclay lining to internal face bonded to the chimney stack.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description
Photo 1 - Circular brick chimney.
Photo 2 - Brick chimney.
Photo 3 - Base of chimney during construction.

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Chimneys
CG Code	32F10K
Specific	Brick
Descriptive	Circular on Plan
Tech1	Height above GL
Tech2	34 metres
Unit size	m height
Unit of measurement	m
ERC	£4,414
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Brick built flue stacks are no longer constructed but may still be present and active on some industrial sites. Usually constructed from class B engineering brickwork built circular on plan with 50mm fireclay lining to internal face bonded to the chimney stack.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description
Photo 1 - Circular brick chimney.
Photo 2 - Brick chimney.
Photo 3 - Base of chimney during construction.

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Chimneys
CG Code	32F10P
Specific	Brick
Descriptive	Circular on Plan
Tech1	Height above GL
Tech2	50 metres
Unit size	m height
Unit of measurement	m
ERC	£4,795
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Brick built flue stacks are no longer constructed but may still be present and active on some industrial sites. Usually constructed from class B engineering brickwork built circular on plan with 50mm fireclay lining to internal face bonded to the chimney stack.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description
Photo 1 - Circular brick chimney.
Photo 2 - Brick chimney.
Photo 3 - Base of chimney during construction.

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Chimneys
CG Code	32F10T
Specific	Brick
Descriptive	Circular on Plan
Tech1	Height above GL
Tech2	60 metres
Unit size	m height
Unit of measurement	m
ERC	£5,541
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Brick built flue stacks are no longer constructed but may still be present and active on some industrial sites. Usually constructed from class B engineering brickwork built circular on plan with 50mm fireclay lining to internal face bonded to the chimney stack.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description
Photo 1 - Circular brick chimney.
Photo 2 - Brick chimney.
Photo 3 - Base of chimney during construction.

Photo notes -

Photo1

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Photo3

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Generic Category	Chimneys
CG Code	32F12A
Specific	Concrete
Descriptive	Circular on Plan
Tech1	Height above GL
Tech2	75m
Unit size	m height
Unit of measurement	m
ERC	£6,665
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single flue reinforced concrete stack usually lined with a 110mm refractory or engineering brick lining. Predominantly used for boilers/plant burning fossil fuels and fuels with a high sulphur content. Single flue reinforced concrete stacks began to replace the traditional solid brick stack from approximately the 1940s.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Circular concrete chimney
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F12F
Specific	Concrete
Descriptive	Circular on Plan
Tech1	Height above GL
Tech2	92m
Unit size	m height
Unit of measurement	m
ERC	£7,298
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single flue reinforced concrete stack usually lined with a 110mm refractory or engineering brick lining. Predominantly used for boilers/plant burning fossil fuels and fuels with a high sulphur content. Single flue reinforced concrete stacks began to replace the traditional solid brick stack from approximately the 1940s.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Circular concrete chimney
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F12K
Specific	Concrete
Descriptive	Circular on Plan
Tech1	Height above GL
Tech2	125m
Unit size	m height
Unit of measurement	m
ERC	£8,143
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single flue reinforced concrete stack usually lined with a 110mm refractory or engineering brick lining. Predominantly used for boilers/plant burning fossil fuels and fuels with a high sulphur content. Single flue reinforced concrete stacks began to replace the traditional solid brick stack from approximately the 1940s.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Circular concrete chimney
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F12P
Specific	Concrete
Descriptive	Circular on Plan
Tech1	Height above GL
Tech2	140m
Unit size	m height
Unit of measurement	m
ERC	£16,696
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single flue reinforced concrete stack usually lined with a 110mm refractory or engineering brick lining. Predominantly used for boilers/plant burning fossil fuels and fuels with a high sulphur content. Single flue reinforced concrete stacks began to replace the traditional solid brick stack from approximately the 1940s.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Circular concrete chimney
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Chimneys
CG Code	32F16H
Specific	Concrete windshield - outer shell
Descriptive	Windshield - height above ground level - 100m
Tech1	Base diam - 5.2m
Tech2	Top diam - 2.8m
Unit size	m height
Unit of measurement	m
ERC	£7,534
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete windshields usually used with multi-flue stacks constructed from either sectional brickwork or metallic flues. Generally the air space around the flues is ventilated. Commonly known as "Multi-Flue Reinforced Concrete Stacks".
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description Photo 1 - Steel flues within outer concrete casing. May be ribbed to assist updraught

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Chimneys
CG Code	32F16K
Specific	Concrete windshield - outer shell
Descriptive	Windshield - height above ground level - 125m
Tech1	Base diam - 6.5m
Tech2	Top diam - 2.8m
Unit size	m height
Unit of measurement	m
ERC	£8,386
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete windshields usually used with multi-flue stacks constructed from either sectional brickwork or metallic flues. Generally the air space around the flues is ventilated. Commonly known as "Multi-Flue Reinforced Concrete Stacks".
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description Photo 1 - Steel flues within outer concrete casing. May be ribbed to assist updraught

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Chimneys
CG Code	32F16P
Specific	Concrete windshield - outer shell
Descriptive	Windshield - height above ground level - 140m
Tech1	Base diam - 12m
Tech2	Top diam - 5.6m
Unit size	m height
Unit of measurement	m
ERC	£17,108
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete windshields usually used with multi-flue stacks constructed from either sectional brickwork or metallic flues. Generally the air space around the flues is ventilated. Commonly known as "Multi-Flue Reinforced Concrete Stacks".
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description Photo 1 - Steel flues within outer concrete casing. May be ribbed to assist updraught

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Chimneys
CG Code	32F16R
Specific	Concrete windshield - outer shell
Descriptive	Windshield - height above ground level - 160m
Tech1	Base diam - 15m
Tech2	Top diam - 7m
Unit size	m height
Unit of measurement	m
ERC	£17,754
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete windshields usually used with multi-flue stacks constructed from either sectional brickwork or metallic flues. Generally the air space around the flues is ventilated. Commonly known as "Multi-Flue Reinforced Concrete Stacks".
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description Photo 1 - Steel flues within outer concrete casing. May be ribbed to assist updraught

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Chimneys
CG Code	32F16T
Specific	Concrete windshield - outer shell
Descriptive	Windshield - height above ground level - 165m
Tech1	Base diam - 10.6m
Tech2	Top diam - 9.3m
Unit size	Height
Unit of measurement	m
ERC	£22,632
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete windshields usually used with multi-flue stacks constructed from either sectional brickwork or metallic flues. Generally the air space around the flues is ventilated. Commonly known as "Multi-Flue Reinforced Concrete Stacks".
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category For Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Steel flues within outer concrete casing. May be ribbed to assist updraught
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Chimneys
CG Code	32F16A
Specific	Concrete windshield - outer shell
Descriptive	Windshield - ht above gl - 35m
Tech1	Base diam - 4.5m
Tech2	Top diam - 2.65m
Unit size	m height
Unit of measurement	m
ERC	£6,993
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete windshields usually used with multi-flue stacks constructed from either sectional brickwork or metallic flues. Generally the air space around the flues is ventilated. Commonly known as "Multi-Flue Reinforced Concrete Stacks".
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description Photo 1 - Steel flues within outer concrete casing. May be ribbed to assist updraught

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Chimneys
CG Code	32F16C
Specific	Concrete windshield - outer shell
Descriptive	Windshield - height above ground level - 50m
Tech1	Base diam - 4.7m
Tech2	Top diam - 2.65m
Unit size	m height
Unit of measurement	m
ERC	£6,986
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete windshields usually used with multi-flue stacks constructed from either sectional brickwork or metallic flues. Generally the air space around the flues is ventilated. Commonly known as "Multi-Flue Reinforced Concrete Stacks".
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description Photo 1 - Steel flues within outer concrete casing. May be ribbed to assist updraught

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Chimneys
CG Code	32F16F
Specific	Concrete windshield - outer shell
Descriptive	Windshield - height above ground level - 75m
Tech1	Base diam - 4.8m
Tech2	Top diam - 2.65m
Unit size	m height
Unit of measurement	m
ERC	£6,712
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete windshields usually used with multi-flue stacks constructed from either sectional brickwork or metallic flues. Generally the air space around the flues is ventilated. Commonly known as "Multi-Flue Reinforced Concrete Stacks".
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description Photo 1 - Steel flues within outer concrete casing. May be ribbed to assist updraught

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Chimneys
CG Code	32F17A
Specific	Flue Liner
Descriptive	Steel
Tech1	6mm plate
Tech2	Flue Diameter - 1m
Unit size	m height
Unit of measurement	m
ERC	£1,099
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category For Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Chimneys
CG Code	32F17C
Specific	Flue Liner
Descriptive	Steel
Tech1	6mm plate
Tech2	Flue Diameter - 1.25m
Unit size	m height
Unit of measurement	m
ERC	£1,359
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category For Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Chimneys
CG Code	32F17E
Specific	Flue Liner
Descriptive	Steel
Tech1	6mm plate
Tech2	Flue Diameter - 1.5m
Unit size	m height
Unit of measurement	m
ERC	£1,634
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category For Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Chimneys
CG Code	32F17F
Specific	Flue Liner
Descriptive	Steel
Tech1	6mm plate
Tech2	Flue Diameter - 1.75m
Unit size	m height
Unit of measurement	m
ERC	£1,909
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category For Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F17G
Specific	Flue Liner
Descriptive	Steel
Tech1	6mm plate
Tech2	Flue Diameter - 2m
Unit size	m height
Unit of measurement	m
ERC	£2,190
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category For Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F17K
Specific	Flue Liner
Descriptive	Steel
Tech1	6mm plate
Tech2	Flue Diameter - 2.25m
Unit size	m height
Unit of measurement	m
ERC	£2,458
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category For Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F17M
Specific	Flue Liner
Descriptive	Steel
Tech1	6mm plate
Tech2	Flue Diameter - 2.5m
Unit size	m height
Unit of measurement	m
ERC	£2,733
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category For Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F17P
Specific	Flue Liner
Descriptive	Steel
Tech1	6mm plate
Tech2	Flue Diameter - 2.75m
Unit size	m height
Unit of measurement	m
ERC	£3,008
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category For Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F17R
Specific	Flue Liner
Descriptive	Steel
Tech1	6mm plate
Tech2	Flue Diameter - 3m
Unit size	m height
Unit of measurement	m
ERC	£3,275
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category For Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F17T
Specific	Flue Liner
Descriptive	Steel
Tech1	6mm plate
Tech2	Flue Diameter - 3.25m
Unit size	m height
Unit of measurement	m
ERC	£3,558
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category For Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F17V
Specific	Flue Liner
Descriptive	Steel
Tech1	6mm plate
Tech2	Flue Diameter - 3.5m
Unit size	m height
Unit of measurement	m
ERC	£3,825
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category For Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F18A
Specific	Flue Liner
Descriptive	Steel
Tech1	8mm plate
Tech2	Flue Diameter - 1m
Unit size	m height
Unit of measurement	m
ERC	£1,417
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category For Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F18C
Specific	Flue Liner
Descriptive	Steel
Tech1	8mm plate
Tech2	Flue Diameter - 1.25m
Unit size	m height
Unit of measurement	m
ERC	£1,786
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category For Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F18E
Specific	Flue Liner
Descriptive	Steel
Tech1	8mm plate
Tech2	Flue Diameter - 1.5m
Unit size	m height
Unit of measurement	m
ERC	£2,140
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category For Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F18F
Specific	Flue Liner
Descriptive	Steel
Tech1	8mm plate
Tech2	Flue Diameter - 1.75m
Unit size	m height
Unit of measurement	m
ERC	£2,495
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F18G
Specific	Flue Liner
Descriptive	Steel
Tech1	8mm plate
Tech2	Flue Diameter - 2m
Unit size	m height
Unit of measurement	m
ERC	£2,848
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F18K
Specific	Flue Liner
Descriptive	Steel
Tech1	8mm plate
Tech2	Flue Diameter - 2.25m
Unit size	m height
Unit of measurement	m
ERC	£3,196
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F18M
Specific	Flue Liner
Descriptive	Steel
Tech1	8mm plate
Tech2	Flue Diameter - 2.5m
Unit size	m height
Unit of measurement	m
ERC	£3,558
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F18P
Specific	Flue Liner
Descriptive	Steel
Tech1	8mm plate
Tech2	Flue Diameter - 2.75m
Unit size	m height
Unit of measurement	m
ERC	£3,910
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F18R
Specific	Flue Liner
Descriptive	Steel
Tech1	8mm plate
Tech2	Flue Diameter - 3m
Unit size	m height
Unit of measurement	m
ERC	£4,258
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F18T
Specific	Flue Liner
Descriptive	Steel
Tech1	8mm plate
Tech2	Flue Diameter - 3.25m
Unit size	m height
Unit of measurement	m
ERC	£4,612
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F18V
Specific	Flue Liner
Descriptive	Steel
Tech1	8mm plate
Tech2	Flue Diameter - 3.5m
Unit size	m height
Unit of measurement	m
ERC	£4,988
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F19A
Specific	Flue Liner
Descriptive	Steel
Tech1	10mm plate
Tech2	Flue Diameter - 1m
Unit size	m height
Unit of measurement	m
ERC	£1,765
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F19C
Specific	Flue Liner
Descriptive	Steel
Tech1	10mm plate
Tech2	Flue Diameter - 1.25m
Unit size	m height
Unit of measurement	m
ERC	£2,212
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F19E
Specific	Flue Liner
Descriptive	Steel
Tech1	10mm plate
Tech2	Flue Diameter - 1.5m
Unit size	m height
Unit of measurement	m
ERC	£2,653
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F19F
Specific	Flue Liner
Descriptive	Steel
Tech1	10mm plate
Tech2	Flue Diameter - 1.75m
Unit size	m height
Unit of measurement	m
ERC	£3,102
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F19G
Specific	Flue Liner
Descriptive	Steel
Tech1	10mm plate
Tech2	Flue Diameter - 2m
Unit size	m height
Unit of measurement	m
ERC	£3,549
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F19K
Specific	Flue Liner
Descriptive	Steel
Tech1	10mm plate
Tech2	Flue Diameter - 2.25m
Unit size	m height
Unit of measurement	m
ERC	£3,991
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F19M
Specific	Flue Liner
Descriptive	Steel
Tech1	10mm plate
Tech2	Flue Diameter - 2.5m
Unit size	m height
Unit of measurement	m
ERC	£4,439
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F19P
Specific	Flue Liner
Descriptive	Steel
Tech1	10mm plate
Tech2	Flue Diameter - 2.75m
Unit size	m height
Unit of measurement	m
ERC	£4,873
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F19R
Specific	Flue Liner
Descriptive	Steel
Tech1	10mm plate
Tech2	Flue Diameter - 3m
Unit size	m height
Unit of measurement	m
ERC	£5,306
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F19T
Specific	Flue Liner
Descriptive	Steel
Tech1	10mm plate
Tech2	Flue Diameter - 3.25m
Unit size	m height
Unit of measurement	m
ERC	£5,755
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F19V
Specific	Flue Liner
Descriptive	Steel
Tech1	10mm plate
Tech2	Flue Diameter - 3.5m
Unit size	m height
Unit of measurement	m
ERC	£6,203
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F20A
Specific	Flue Liner
Descriptive	Steel
Tech1	12mm plate
Tech2	Flue Diameter - 1m
Unit size	m height
Unit of measurement	m
ERC	£2,212
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F20C
Specific	Flue Liner
Descriptive	Steel
Tech1	12mm plate
Tech2	Flue Diameter - 1.25m
Unit size	m height
Unit of measurement	m
ERC	£2,754
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F20E
Specific	Flue Liner
Descriptive	Steel
Tech1	12mm plate
Tech2	Flue Diameter - 1.5m
Unit size	m height
Unit of measurement	m
ERC	£3,311
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F20F
Specific	Flue Liner
Descriptive	Steel
Tech1	12mm plate
Tech2	Flue Diameter - 1.75m
Unit size	m height
Unit of measurement	m
ERC	£3,867
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F20G
Specific	Flue Liner
Descriptive	Steel
Tech1	12mm plate
Tech2	Flue Diameter - 2m
Unit size	m height
Unit of measurement	m
ERC	£4,417
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F20K
Specific	Flue Liner
Descriptive	Steel
Tech1	12mm plate
Tech2	Flue Diameter - 2.25m
Unit size	m height
Unit of measurement	m
ERC	£4,967
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F20M
Specific	Flue Liner
Descriptive	Steel
Tech1	12mm plate
Tech2	Flue Diameter - 2.5m
Unit size	m height
Unit of measurement	m
ERC	£5,516
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F20P
Specific	Flue Liner
Descriptive	Steel
Tech1	12mm plate
Tech2	Flue Diameter - 2.75m
Unit size	m height
Unit of measurement	m
ERC	£6,080
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F20R
Specific	Flue Liner
Descriptive	Steel
Tech1	12mm plate
Tech2	Flue Diameter - 3m
Unit size	m height
Unit of measurement	m
ERC	£6,622
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Chimneys
CG Code	32F20T
Specific	Flue Liner
Descriptive	Steel
Tech1	12mm plate
Tech2	Flue Diameter - 3.25m
Unit size	m height
Unit of measurement	m
ERC	£7,165
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Chimneys
CG Code	32F20V
Specific	Flue Liner
Descriptive	Steel
Tech1	12mm plate
Tech2	Flue Diameter - 3.5m
Unit size	m height
Unit of measurement	m
ERC	£7,570
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel flue liners used in conjunction with reinforced concrete windshields usually forming multi-flue stacks. Generally the air space around the flues is ventilated. Consists of steel base plates bolted down into reinforced concrete foundation slab, sheet steel rolled plates welded at seams, flanges at section joints approx 6.00 to 10.00m long according to access in windshield, cranage and transport available suitable for the height. The usual thickness of steel plate flues under 50m long is 6.00mm, from 50 to 100m is 8.00mm, for 100 to 150m is 10.00mm and above this height 12.00mm (Note: thickest section at base).
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Chimneys
CG Code	32F32A
Specific	Multi-Flue
Descriptive	Windshield - 1.0m diameter
Tech1	Height above GL - 20m
Tech2	300mm diameter flue x 2 no
Unit size	Each
Unit of measurement	Each
ERC	£137,136
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Cost is for a (SWG) aluminium cladding fitted with a 12mm air space between. The flues are either welded to the base plate or start at the diaphragm plate at a higher level to suit individual connections. The flues are constructed from 6mm mild steel plate rolled and welded, externally and internally coated with heat resistant paint and clad with 50mm thick foil backed mineral fibre wool. The group of individual flues are held in position by stays fixed to the windshield. The cost of the complete chimney, including windshield, flues and foundations is for the total height above ground.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is for the above ground installation, Ground works/foundation bases undertaken by specialist civils contractors. Cost does not include foundation bases, Aviation Warning Lights, access ladders and platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Platforms see Chimney Accessory Code 32F15S4. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Photo 1 - Typical multi flue chimney.
Photo 2 - Multi flue chimney.

Photo notes

-

Photo1

Photo2

Photo3

Back

Generic Category	Chimneys
CG Code	32F32C
Specific	Multi-Flue
Descriptive	Windshield - 1.0m diameter
Tech1	Height above GL - 20m
Tech2	300mm diameter flue x 3 no
Unit size	Each
Unit of measurement	Each
ERC	£205,703
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Cost is for a (SWG) aluminium cladding fitted with a 12mm air space between. The flues are either welded to the base plate or start at the diaphragm plate at a higher level to suit individual connections. The flues are constructed from 6mm mild steel plate rolled and welded, externally and internally coated with heat resistant paint and clad with 50mm thick foil backed mineral fibre wool. The group of individual flues are held in position by stays fixed to the windshield. The cost of the complete chimney, including windshield, flues and foundations is for the total height above ground.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is for the above ground installation, Ground works/foundation bases undertaken by specialist civils contractors. Cost does not include foundation bases, Aviation Warning Lights, access ladders and platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Platforms see Chimney Accessory Code 32F15S4. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Photo 1 - Typical multi flue chimney.
Photo 2 - Multi flue chimney.

Photo notes

-

Photo1

Photo2

Photo3

Back

Generic Category	Chimneys
CG Code	32F40A
Specific	Multiple Chimney Stacks
Descriptive	Steel Self-supporting lined - 1.5m diameter at base
Tech1	10m high including foundations
Tech2	3 no
Unit size	10m
Unit of measurement	Each
ERC	£168,407
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Self-supporting steel flue stacks. Circular in cross-section, tall and slender tapering towards the top of the stack. Usually lined to provide heat insulation protection to the steel structure, level of insulation dependent upon the temperatures of the flue. See Variations for unlined stacks.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	NOTE: Unlined chimney stack approximately 33% less.

Photo description -

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Chimneys
CG Code	32F40C
Specific	Multiple Chimney Stacks
Descriptive	Steel Self-supporting lined - 1.5m diameter at base
Tech1	10m high including foundations
Tech2	4 no
Unit size	10m
Unit of measurement	Each
ERC	£224,543
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Self-supporting steel flue stacks. Circular in cross-section, tall and slender tapering towards the top of the stack. Usually lined to provide heat insulation protection to the steel structure, level of insulation dependent upon the temperatures of the flue. See Variations for unlined stacks.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	NOTE: Unlined chimney stack approximately 33% less.

Photo description -

Photo notes -

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Chimneys
CG Code	32F41A
Specific	Multiple Chimney Stacks
Descriptive	Steel Self-supporting lined - 1.5m diameter at base
Tech1	15m high including foundations
Tech2	3 no
Unit size	15m
Unit of measurement	Each
ERC	£231,148
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Self-supporting steel flue stacks. Circular in cross-section, tall and slender tapering towards the top of the stack. Usually lined to provide heat insulation protection to the steel structure, level of insulation dependent upon the temperatures of the flue. See Variations for unlined stacks.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	NOTE: Unlined chimney stack approximately 33% less.

Photo description -

Photo notes -

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Chimneys
CG Code	32F41C
Specific	Multiple Chimney Stacks
Descriptive	Steel Self-supporting lined - 1.5m diameter at base
Tech1	15m high including foundations
Tech2	4 no
Unit size	15m
Unit of measurement	Each
ERC	£308,199
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Self-supporting steel flue stacks. Circular in cross-section, tall and slender tapering towards the top of the stack. Usually lined to provide heat insulation protection to the steel structure, level of insulation dependent upon the temperatures of the flue. See Variations for unlined stacks.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	NOTE: Unlined chimney stack approximately 33% less.

Photo description -

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Chimneys
CG Code	32F42A
Specific	Multiple Chimney Stacks
Descriptive	Steel Self-supporting lined - 1.5m diameter at base
Tech1	20m high including foundations
Tech2	3 no
Unit size	20m
Unit of measurement	Each
ERC	£293,889
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Self-supporting steel flue stacks. Circular in cross-section, tall and slender tapering towards the top of the stack. Usually lined to provide heat insulation protection to the steel structure, level of insulation dependent upon the temperatures of the flue. See Variations for unlined stacks.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	NOTE: Unlined chimney stack approximately 33% less.

Photo description -

Photo notes -

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Chimneys
CG Code	32F42C
Specific	Multiple Chimney Stacks
Descriptive	Steel Self-supporting lined - 1.5m diameter at base
Tech1	20m high including foundations
Tech2	4 no
Unit size	20m
Unit of measurement	Each
ERC	£391,851
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Self-supporting steel flue stacks. Circular in cross-section, tall and slender tapering towards the top of the stack. Usually lined to provide heat insulation protection to the steel structure, level of insulation dependent upon the temperatures of the flue. See Variations for unlined stacks.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	NOTE: Unlined chimney stack approximately 33% less.

Photo description -

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Chimneys
CG Code	32F43A
Specific	Multiple Chimney Stacks
Descriptive	Steel Self-supporting lined - 1.5m diameter at base
Tech1	25m high including foundations
Tech2	3 no
Unit size	25m
Unit of measurement	Each
ERC	£356,629
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Self-supporting steel flue stacks. Circular in cross-section, tall and slender tapering towards the top of the stack. Usually lined to provide heat insulation protection to the steel structure, level of insulation dependent upon the temperatures of the flue. See Variations for unlined stacks.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	NOTE: Unlined chimney stack approximately 33% less.

Photo description -

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Chimneys
CG Code	32F43C
Specific	Multiple Chimney Stacks
Descriptive	Steel Self-supporting lined - 1.5m diameter at base
Tech1	25m high including foundations
Tech2	4 no
Unit size	25m
Unit of measurement	Each
ERC	£475,506
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Self-supporting steel flue stacks. Circular in cross-section, tall and slender tapering towards the top of the stack. Usually lined to provide heat insulation protection to the steel structure, level of insulation dependent upon the temperatures of the flue. See Variations for unlined stacks.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	NOTE: Unlined chimney stack approximately 33% less.

Photo description -

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Chimneys
CG Code	32F44A
Specific	Multiple Chimney Stacks
Descriptive	Steel Self-supporting lined - 1.5m diameter at base
Tech1	30m high including foundations
Tech2	3 no
Unit size	30m
Unit of measurement	Each
ERC	£419,370
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Self-supporting steel flue stacks. Circular in cross-section, tall and slender tapering towards the top of the stack. Usually lined to provide heat insulation protection to the steel structure, level of insulation dependent upon the temperatures of the flue. See Variations for unlined stacks.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per complete multiple installation above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	NOTE: Unlined chimney stack approximately 33% less.

Photo description -

Photo notes -

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Chimneys
CG Code	32F44C
Specific	Multiple Chimney Stacks
Descriptive	Steel Self-supporting lined - 1.5m diameter at base
Tech1	30m high including foundations
Tech2	4 no
Unit size	30m
Unit of measurement	Each
ERC	£559,160
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Self-supporting steel flue stacks. Circular in cross-section, tall and slender tapering towards the top of the stack. Usually lined to provide heat insulation protection to the steel structure, level of insulation dependent upon the temperatures of the flue. See Variations for unlined stacks.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per complete multiple flue stack installation above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	NOTE: Unlined chimney stack approximately 33% less.

Photo description -

Photo notes -

Photo1

Photo2

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Generic Category	Chimneys
CG Code	32F45A
Specific	Multiple Chimney Stacks
Descriptive	Steel Self-supporting lined - 1.5m diameter at base
Tech1	35m high including foundations
Tech2	3 no
Unit size	-
Unit of measurement	Each
ERC	£482,111
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Self-supporting steel flue stacks. Circular in cross-section, tall and slender tapering towards the top of the stack. Usually lined to provide heat insulation protection to the steel structure, level of insulation dependent upon the temperatures of the flue. See Variations for unlined stacks.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per complete multiple flue stack installation above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	NOTE: Unlined chimney stack approximately 33% less.

Photo description -

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Chimneys
CG Code	32F45C
Specific	Multiple Chimney Stacks
Descriptive	Steel Self-supporting lined - 1.5m diameter at base
Tech1	35m high including foundations
Tech2	4 no
Unit size	35m
Unit of measurement	Each
ERC	£642,815
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Self-supporting steel flue stacks. Circular in cross-section, tall and slender tapering towards the top of the stack. Usually lined to provide heat insulation protection to the steel structure, level of insulation dependent upon the temperatures of the flue. See Variations for unlined stacks.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per complete multiple flue stack installation above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	NOTE: Unlined chimney stack approximately 33% less.

Photo description -

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Chimneys
CG Code	32F30A
Specific	Multiple Chimney Stacks
Descriptive	Steel Self-supporting lined - 1m diameter at base
Tech1	10m high including foundations
Tech2	2 no
Unit size	10m
Unit of measurement	Each
ERC	£71,453
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Self-supporting steel flue stacks. Circular in cross-section, tall and slender tapering towards the top of the stack. Usually lined to provide heat insulation protection to the steel structure, level of insulation dependent upon the temperatures of the flue. See Variations for unlined stacks.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	NOTE: Unlined chimney stack approximately 33% less.

Photo description Photo 1 - Typical multi flue chimney.
Photo 2 - Multi flue chimney.

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Chimneys
CG Code	32F30C
Specific	Multiple Chimney Stacks
Descriptive	Steel Self-supporting lined - 1m diameter at base
Tech1	10m high including foundations
Tech2	3 no
Unit size	10m
Unit of measurement	Each
ERC	£107,179
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Self-supporting steel flue stacks. Circular in cross-section, tall and slender tapering towards the top of the stack. Usually lined to provide heat insulation protection to the steel structure, level of insulation dependent upon the temperatures of the flue. See Variations for unlined stacks.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	NOTE: Unlined chimney stack approximately 33% less.

Photo description Photo 1 - Typical multi flue chimney.
Photo 2 - Multi flue chimney.

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Chimneys
CG Code	32F31C
Specific	Multiple Chimney Stacks
Descriptive	Steel Self-supporting lined - 1m diameter at base
Tech1	15m high including foundations
Tech2	3 no
Unit size	15m
Unit of measurement	Each
ERC	£156,441
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Self-supporting steel flue stacks. Circular in cross-section, tall and slender tapering towards the top of the stack. Usually lined to provide heat insulation protection to the steel structure, level of insulation dependent upon the temperatures of the flue. See Variations for unlined stacks.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	NOTE: Unlined chimney stack approximately 33% less.

Photo description Photo 1 - Typical multi flue chimney.
Photo 2 - Multi flue chimney.

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Chimneys
CG Code	32F33A
Specific	Multiple Chimney Stacks
Descriptive	Steel Self-supporting lined - 1m diameter at base
Tech1	25m high including foundations
Tech2	2 no
Unit size	25m
Unit of measurement	Each
ERC	£169,977
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Self-supporting steel flue stacks. Circular in cross-section, tall and slender tapering towards the top of the stack. Usually lined to provide heat insulation protection to the steel structure, level of insulation dependent upon the temperatures of the flue. See Variations for unlined stacks.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	NOTE: Unlined chimney stack approximately 33% less.

Photo description Photo 1 - Typical multi flue chimney.
Photo 2 - Multi flue chimney.

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Chimneys
CG Code	32F33C
Specific	Multiple Chimney Stacks
Descriptive	Steel Self-supporting lined - 1m diameter at base
Tech1	25m high including foundations
Tech2	3 no
Unit size	25m
Unit of measurement	Each
ERC	£254,965
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Self-supporting steel flue stacks. Circular in cross-section, tall and slender tapering towards the top of the stack. Usually lined to provide heat insulation protection to the steel structure, level of insulation dependent upon the temperatures of the flue. See Variations for unlined stacks.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	NOTE: Unlined chimney stack approximately 33% less.

Photo description Photo 1 - Typical multi flue chimney.
Photo 2 - Multi flue chimney.

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Chimneys
CG Code	32F34A
Specific	Multiple Chimney Stacks
Descriptive	Steel Self-supporting lined - 1m diameter at base
Tech1	30m high including foundations
Tech2	2 no
Unit size	30m
Unit of measurement	Each
ERC	£202,817
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Self-supporting steel flue stacks. Circular in cross-section, tall and slender tapering towards the top of the stack. Usually lined to provide heat insulation protection to the steel structure, level of insulation dependent upon the temperatures of the flue. See Variations for unlined stacks.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	NOTE: Unlined chimney stack approximately 33% less.

Photo description Photo 1 - Typical multi flue chimney.
Photo 2 - Multi flue chimney.

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Chimneys
CG Code	32F34C
Specific	Multiple Chimney Stacks
Descriptive	Steel Self-supporting lined - 1m diameter at base
Tech1	30m high including foundations
Tech2	3 no
Unit size	30m
Unit of measurement	Each
ERC	£304,226
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Self-supporting steel flue stacks. Circular in cross-section, tall and slender tapering towards the top of the stack. Usually lined to provide heat insulation protection to the steel structure, level of insulation dependent upon the temperatures of the flue. See Variations for unlined stacks.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	NOTE: Unlined chimney stack approximately 33% less.

Photo description Photo 1 - Typical multi flue chimney.
Photo 2 - Multi flue chimney.

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Chimneys
CG Code	32F50A
Specific	Multiple Chimney Stacks
Descriptive	Steel Self-supporting lined - 2m diameter at base
Tech1	10m high including foundations
Tech2	4 no
Unit size	10m
Unit of measurement	Each
ERC	£285,088
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Self-supporting steel flue stacks. Circular in cross-section, tall and slender tapering towards the top of the stack. Usually lined to provide heat insulation protection to the steel structure, level of insulation dependent upon the temperatures of the flue. See Variations for unlined stacks.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per complete multiple flue stack installation above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	NOTE: Unlined chimney stack approximately 33% less.

Photo description -

Photo notes -

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Chimneys
CG Code	32F50C
Specific	Multiple Chimney Stacks
Descriptive	Steel Self-supporting lined - 2m diameter at base
Tech1	10m high including foundations
Tech2	5 no
Unit size	10m
Unit of measurement	Each
ERC	£356,359
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Self-supporting steel flue stacks. Circular in cross-section, tall and slender tapering towards the top of the stack. Usually lined to provide heat insulation protection to the steel structure, level of insulation dependent upon the temperatures of the flue. See Variations for unlined stacks.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per complete multiple flue stack installation above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	NOTE: Unlined chimney stack approximately 33% less.

Photo description -

Photo notes -

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Chimneys
CG Code	32F51A
Specific	Multiple Chimney Stacks
Descriptive	Steel Self-supporting lined - 2m diameter at base
Tech1	15m high including foundations
Tech2	4 no
Unit size	15m
Unit of measurement	Each
ERC	£379,758
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Self-supporting steel flue stacks. Circular in cross-section, tall and slender tapering towards the top of the stack. Usually lined to provide heat insulation protection to the steel structure, level of insulation dependent upon the temperatures of the flue. See Variations for unlined stacks.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per complete multiple flue stack installation above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	NOTE: Unlined chimney stack approximately 33% less.

Photo description -

Photo notes -

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Chimneys
CG Code	32F51C
Specific	Multiple Chimney Stacks
Descriptive	Steel Self-supporting lined - 2m diameter at base
Tech1	15m high including foundations
Tech2	5 no
Unit size	15m
Unit of measurement	Each
ERC	£474,698
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Self-supporting steel flue stacks. Circular in cross-section, tall and slender tapering towards the top of the stack. Usually lined to provide heat insulation protection to the steel structure, level of insulation dependent upon the temperatures of the flue. See Variations for unlined stacks.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per complete multiple flue stack installation above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	NOTE: Unlined chimney stack approximately 33% less.

Photo description -

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Chimneys
CG Code	32F52A
Specific	Multiple Chimney Stacks
Descriptive	Steel Self-supporting lined - 2m diameter at base
Tech1	20m high including foundations
Tech2	4 no
Unit size	20m
Unit of measurement	Each
ERC	£474,430
Superseded codes	32F60A
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Self-supporting steel flue stacks. Circular in cross-section, tall and slender tapering towards the top of the stack. Usually lined to provide heat insulation protection to the steel structure, level of insulation dependent upon the temperatures of the flue. See Variations for unlined stacks.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per complete multiple flue stack installation above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	NOTE: Unlined chimney stack approximately 33% less.

Photo description -

Photo notes -

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Chimneys
CG Code	32F52C
Specific	Multiple Chimney Stacks
Descriptive	Steel Self-supporting lined - 2m diameter at base
Tech1	20m high including foundations
Tech2	5 no
Unit size	20m
Unit of measurement	Each
ERC	£593,037
Superseded codes	32F60C
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Self-supporting steel flue stacks. Circular in cross-section, tall and slender tapering towards the top of the stack. Usually lined to provide heat insulation protection to the steel structure, level of insulation dependent upon the temperatures of the flue. See Variations for unlined stacks.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per complete multiple flue stack installation above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	NOTE: Unlined chimney stack approximately 33% less.

Photo description -

Photo notes -

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Chimneys
CG Code	32F53A
Specific	Multiple Chimney Stacks
Descriptive	Steel Self-supporting lined - 2m diameter at base
Tech1	25m high including foundations
Tech2	4 no
Unit size	25m
Unit of measurement	Each
ERC	£569,101
Superseded codes	32F61A
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Self-supporting steel flue stacks. Circular in cross-section, tall and slender tapering towards the top of the stack. Usually lined to provide heat insulation protection to the steel structure, level of insulation dependent upon the temperatures of the flue. See Variations for unlined stacks.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per complete multiple flue stack installation above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	NOTE: Unlined chimney stack approximately 33% less.

Photo description -

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Chimneys
CG Code	32F53C
Specific	Multiple Chimney Stacks
Descriptive	Steel Self-supporting lined - 2m diameter at base
Tech1	25m high including foundations
Tech2	5 no
Unit size	25m
Unit of measurement	Each
ERC	£711,377
Superseded codes	32F61C
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Self-supporting steel flue stacks. Circular in cross-section, tall and slender tapering towards the top of the stack. Usually lined to provide heat insulation protection to the steel structure, level of insulation dependent upon the temperatures of the flue. See Variations for unlined stacks.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per complete multiple flue stack installation above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	NOTE: Unlined chimney stack approximately 33% less.

Photo description -

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Chimneys
CG Code	32F54A
Specific	Multiple Chimney Stacks
Descriptive	Steel Self-supporting lined - 2m diameter at base
Tech1	30m high including foundations
Tech2	4 no
Unit size	30m
Unit of measurement	Each
ERC	£663,772
Superseded codes	32F62A
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Self-supporting steel flue stacks. Circular in cross-section, tall and slender tapering towards the top of the stack. Usually lined to provide heat insulation protection to the steel structure, level of insulation dependent upon the temperatures of the flue. See Variations for unlined stacks.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per complete multiple flue stack installation above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	NOTE: Unlined chimney stack approximately 33% less.

Photo description -

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Chimneys
CG Code	32F54C
Specific	Multiple Chimney Stacks
Descriptive	Steel Self-supporting lined - 2m diameter at base
Tech1	30m high including foundations
Tech2	5 no
Unit size	30m
Unit of measurement	Each
ERC	£829,715
Superseded codes	32F62C
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Self-supporting steel flue stacks. Circular in cross-section, tall and slender tapering towards the top of the stack. Usually lined to provide heat insulation protection to the steel structure, level of insulation dependent upon the temperatures of the flue. See Variations for unlined stacks.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per complete multiple flue stack installation above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	NOTE: Unlined chimney stack approximately 33% less.

Photo description -

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Chimneys
CG Code	32F55A
Specific	Multiple Chimney Stacks
Descriptive	Steel Self-supporting lined - 2m diameter at base
Tech1	35m high including foundations
Tech2	4 no
Unit size	35m
Unit of measurement	Each
ERC	£758,443
Superseded codes	32F63A
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Self-supporting steel flue stacks. Circular in cross-section, tall and slender tapering towards the top of the stack. Usually lined to provide heat insulation protection to the steel structure, level of insulation dependent upon the temperatures of the flue. See Variations for unlined stacks.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per complete multiple flue stack installation above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	NOTE: Unlined chimney stack approximately 33% less.

Photo description -

Photo notes -

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Chimneys
CG Code	32F55C
Specific	Multiple Chimney Stacks
Descriptive	Steel Self-supporting lined - 2m diameter at base
Tech1	35m high including foundations
Tech2	5 no
Unit size	35m
Unit of measurement	Each
ERC	£948,054
Superseded codes	32F63C
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Self-supporting steel flue stacks. Circular in cross-section, tall and slender tapering towards the top of the stack. Usually lined to provide heat insulation protection to the steel structure, level of insulation dependent upon the temperatures of the flue. See Variations for unlined stacks.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per complete multiple flue stack installation above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	NOTE: Unlined chimney stack approximately 33% less.

Photo description -

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Chimneys
CG Code	32F56A
Specific	Multiple Chimney Stacks
Descriptive	Steel Self-supporting lined - 2m diameter at base
Tech1	40m high including foundations
Tech2	4 no
Unit size	40m
Unit of measurement	Each
ERC	£853,114
Superseded codes	32F64A
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Self-supporting steel flue stacks. Circular in cross-section, tall and slender tapering towards the top of the stack. Usually lined to provide heat insulation protection to the steel structure, level of insulation dependent upon the temperatures of the flue. See Variations for unlined stacks.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per complete multiple flue stack installation above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	NOTE: Unlined chimney stack approximately 33% less.

Photo description -

Photo notes -

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Chimneys
CG Code	32F56C
Specific	Multiple Chimney Stacks
Descriptive	Steel Self-supporting lined - 2m diameter at base
Tech1	40m high including foundations
Tech2	5 no
Unit size	40m
Unit of measurement	Each
ERC	£1,066,393
Superseded codes	32F64C
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Self-supporting steel flue stacks. Circular in cross-section, tall and slender tapering towards the top of the stack. Usually lined to provide heat insulation protection to the steel structure, level of insulation dependent upon the temperatures of the flue. See Variations for unlined stacks.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per complete multiple flue stack installation above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	NOTE: Unlined chimney stack approximately 33% less.

Photo description -

Photo notes -

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Chimneys
CG Code	32F65A
Specific	Multiple Chimney Stacks
Descriptive	Steel Self-supporting lined - 2m diameter at base
Tech1	45m high including foundations
Tech2	5 no
Unit size	45m
Unit of measurement	Each
ERC	£947,786
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Self-supporting steel flue stacks. Circular in cross-section, tall and slender tapering towards the top of the stack. Usually lined to provide heat insulation protection to the steel structure, level of insulation dependent upon the temperatures of the flue. See Variations for unlined stacks.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per complete multiple flue stack installation above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	NOTE: Unlined chimney stack approximately 33% less.

Photo description -

Photo notes -

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Chimneys
CG Code	32F65C
Specific	Multiple Chimney Stacks
Descriptive	Steel Self-supporting lined - 2m diameter at base
Tech1	45m high including foundations
Tech2	5 no
Unit size	45m
Unit of measurement	Each
ERC	£1,184,731
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Self-supporting steel flue stacks. Circular in cross-section, tall and slender tapering towards the top of the stack. Usually lined to provide heat insulation protection to the steel structure, level of insulation dependent upon the temperatures of the flue. See Variations for unlined stacks.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per complete multiple flue stack installation above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	NOTE: Unlined chimney stack approximately 33% less.

Photo description -

Photo notes -

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Chimneys
CG Code	32F31A
Specific	Multiple Flue Stacks
Descriptive	Steel Self-supporting lined - 1m diameter at base
Tech1	15m high including foundations
Tech2	2 no
Unit size	15m
Unit of measurement	Each
ERC	£104,294
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Self-supporting steel flue stacks. Circular in cross-section, tall and slender tapering towards the top of the stack. Usually lined to provide heat insulation protection to the steel structure, level of insulation dependent upon the temperatures of the flue. See Variations for unlined stacks.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	NOTE: Unlined chimney stack approximately 33% less.

Photo description Photo 1 - Typical multi flue chimney.
Photo 2 - Multi flue chimney.

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Chimneys
CG Code	32F15A
Specific	Steel
Descriptive	Lined self-supporting flue stack
Tech1	900mm diameter at base
Tech2	Height Up to 100m
Unit size	<100m
Unit of measurement	m
ERC	£3,242
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single steel self-supporting flue stack lined internally. Thickness of steel plate assumed to be 12.00mm for flue stacks up to to 100m above ground level. Circular in cross-section usually tapering towards the top of the stack. Lined to provide heat and corrosion protection to the steel structure. Presence of lining dependent upon the temperatures of the flue and chemical composition of the flue gases.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level up to a maximum height of 100m. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Steel: self-supporting, twin and single flue stack
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F15F
Specific	Steel
Descriptive	Lined self-supporting flue stack
Tech1	1250mm diameter at base
Tech2	Height Up to 100m
Unit size	<100m
Unit of measurement	m
ERC	£3,747
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single steel self-supporting flue stack lined internally. Thickness of steel plate assumed to be 12.00mm for flue stacks up to to 100m above ground level. Circular in cross-section usually tapering towards the top of the stack. Lined to provide heat and corrosion protection to the steel structure. Presence of lining dependent upon the temperatures of the flue and chemical composition of the flue gases.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level up to a maximum height of 100m. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category For Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Steel: self-supporting, twin and single flue stack
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F15K
Specific	Steel
Descriptive	Lined self-supporting flue stack
Tech1	1500mm diameter at base
Tech2	Height Up to 100m
Unit size	<100m
Unit of measurement	m
ERC	£4,219
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single steel self-supporting flue stack lined internally. Thickness of steel plate assumed to be 12.00mm for flue stacks up to to 100m above ground level. Circular in cross-section usually tapering towards the top of the stack. Lined to provide heat and corrosion protection to the steel structure. Presence of lining dependent upon the temperatures of the flue and chemical composition of the flue gases.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level up to a maximum height of 100m. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Steel: self-supporting, twin and single flue stack
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F15P
Specific	Steel
Descriptive	Lined self-supporting flue stack
Tech1	1800mm diameter at base
Tech2	Height Up to 100m
Unit size	<100m
Unit of measurement	m
ERC	£4,460
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single steel self-supporting flue stack lined internally. Thickness of steel plate assumed to be 12.00mm for flue stacks up to to 100m above ground level. Circular in cross-section usually tapering towards the top of the stack. Lined to provide heat and corrosion protection to the steel structure. Presence of lining dependent upon the temperatures of the flue and chemical composition of the flue gases.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level up to a maximum height of 100m. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Steel: self-supporting, twin and single flue stack
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F15Y
Specific	Steel
Descriptive	Lined self-supporting flue stack
Tech1	2100mm diameter at base
Tech2	Height Up to 100m
Unit size	<100m
Unit of measurement	m
ERC	£4,775
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single steel self-supporting flue stack lined internally. Thickness of steel plate assumed to be 12.00mm for flue stacks up to to 100m above ground level. Circular in cross-section usually tapering towards the top of the stack. Lined to provide heat and corrosion protection to the steel structure. Presence of lining dependent upon the temperatures of the flue and chemical composition of the flue gases.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level up to a maximum height of 100m. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F15Z
Specific	Steel
Descriptive	Lined self-supporting flue stack
Tech1	2600mm diameter at base
Tech2	Height Up to 100m
Unit size	<100m
Unit of measurement	m
ERC	£5,045
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single steel self-supporting flue stack lined internally. Thickness of steel plate assumed to be 12.00mm for flue stacks up to to 100m above ground level. Circular in cross-section usually tapering towards the top of the stack. Lined to provide heat and corrosion protection to the steel structure. Presence of lining dependent upon the temperatures of the flue and chemical composition of the flue gases.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level up to a maximum height of 100m. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Chimneys
CG Code	32F14A
Specific	Steel
Descriptive	Unlined self-supporting flue stack
Tech1	900mm diameter at base
Tech2	Height Up to 100m
Unit size	<100m
Unit of measurement	m
ERC	£1,496
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single steel self-supporting flue stack lined internally. Thickness of steel plate assumed to be 12.00mm for flue stacks up to to 100m above ground level. Circular in cross-section usually tapering towards the top of the stack. Lined to provide heat and corrosion protection to the steel structure. Presence of lining dependent upon the temperatures of the flue and chemical composition of the flue gases.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level up to a maximum height of 100m. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Steel: self-supporting, twin and single flue stack
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Chimneys
CG Code	32F14F
Specific	Steel
Descriptive	Unlined self-supporting flue stack
Tech1	1250mm diameter at base
Tech2	Height Up to 100m
Unit size	<100m
Unit of measurement	m
ERC	£1,799
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single steel self-supporting flue stack lined internally. Thickness of steel plate assumed to be 12.00mm for flue stacks up to to 100m above ground level. Circular in cross-section usually tapering towards the top of the stack. Lined to provide heat and corrosion protection to the steel structure. Presence of lining dependent upon the temperatures of the flue and chemical composition of the flue gases.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level up to a maximum height of 100m. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Steel: self-supporting, twin and single flue stack
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F14K
Specific	Steel
Descriptive	Unlined self-supporting flue stack
Tech1	1500mm diameter at base
Tech2	Height Up to 100m
Unit size	<100m
Unit of measurement	m
ERC	£2,119
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single steel self-supporting flue stack lined internally. Thickness of steel plate assumed to be 12.00mm for flue stacks up to to 100m above ground level. Circular in cross-section usually tapering towards the top of the stack. Lined to provide heat and corrosion protection to the steel structure. Presence of lining dependent upon the temperatures of the flue and chemical composition of the flue gases.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level up to a maximum height of 100m. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Steel: self-supporting, twin and single flue stack
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Chimneys
CG Code	32F14P
Specific	Steel
Descriptive	Unlined self-supporting flue stack
Tech1	1800mm diameter at base
Tech2	Height Up to 100m
Unit size	<100m
Unit of measurement	m
ERC	£2,415
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single steel self-supporting flue stack lined internally. Thickness of steel plate assumed to be 12.00mm for flue stacks up to to 100m above ground level. Circular in cross-section usually tapering towards the top of the stack. Lined to provide heat and corrosion protection to the steel structure. Presence of lining dependent upon the temperatures of the flue and chemical composition of the flue gases.
Referencing details	Ascertain base diameter and height. Identify presence of aviation warning lights, lightning conductors, obtain photograph of chimney stack and overall view of base. Note any adjacent and associated plant & machinery such as flues, ducts etc. Check if chimney stack listed or within the curtilage of a listed building.
Cost information notes	Cost is per metre above ground level up to a maximum height of 100m. Cost does not include foundation bases, Aviation Warning Lights, access ladders or platforms. Please refer to separate RCG Category for Foundation Bases Code 30001F >500cu.m. or 300045 50cu.m. - 250cu.m. For Aviation lights see Chimney Accessory RCG code 32F15S1. For Access ladders see Chimney Accessory RCG codes 32F15S2 30m high or 32F15S3 60m High. For Lightning conductors see Separate RCG Category for Lightning Conductors.
rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
non rateable element	Refer to Rating Manual Section 5 Valuation Practice Part 3: Valuation of Plant and Machinery
Adjusted Plant and Machinery	Flues and Ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Steel: self-supporting, twin and single flue stack
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Clubs - halls
CG Code	61A05P
Specific	Coastal sailing club
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,753
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Typically a two storey building with boat storage facility on the ground floor and clubhouse, changing facilities, toilets etc to first floor. Sample building has a steel frame with external walls of cladding & curtaining walling, precast concrete first floor and stairs and a mixture of blockwork and stud partitions. Internal finishes comprise emulsion to plastered walls and plasterboard ceilings with vinyl floor coverings on screed. There are painted timber doors & painted MDF skirting, cubicles & Integrated Plumbing System (IPS) panels and possibly a motorised roller shutter to the kitchen. The services comprise sanitary, plumbing, mechanical & electrical installations with some sustainable features. Cost is for a typical "shed" type construction which is used by a club as opposed to a building developed as a commercial enterprise with public access.
Referencing details	GEA - Gross External Area.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description	Photographs 1 & 2 - Typical sailing club, Photograph 3 - Sample building, waterfront boat club
Photo notes	Typical sailing club (white cladding) and sample building (dark cladding), that fit-out part of the costs have been based on.

Photo1

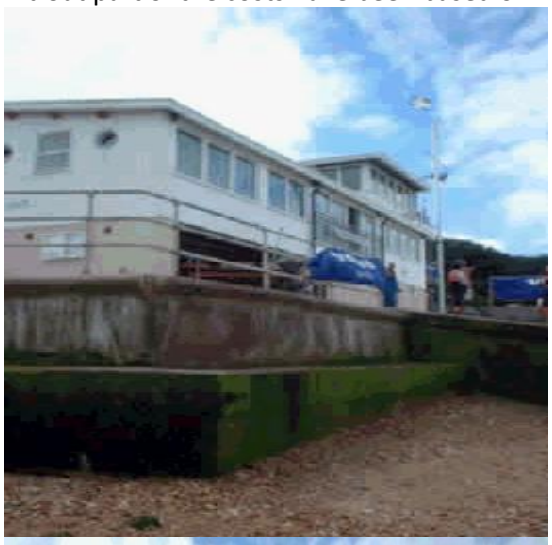


Photo2

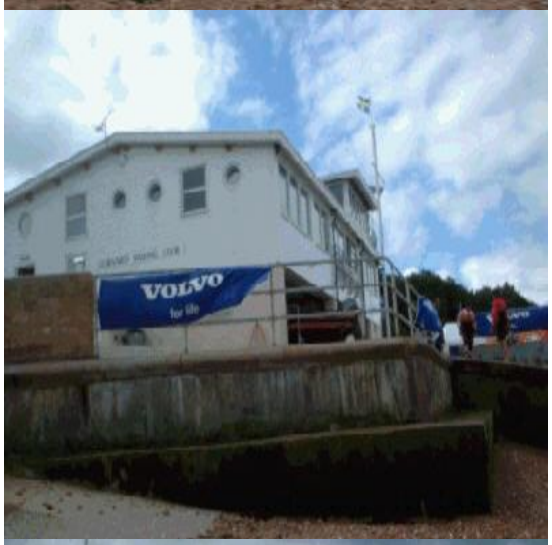
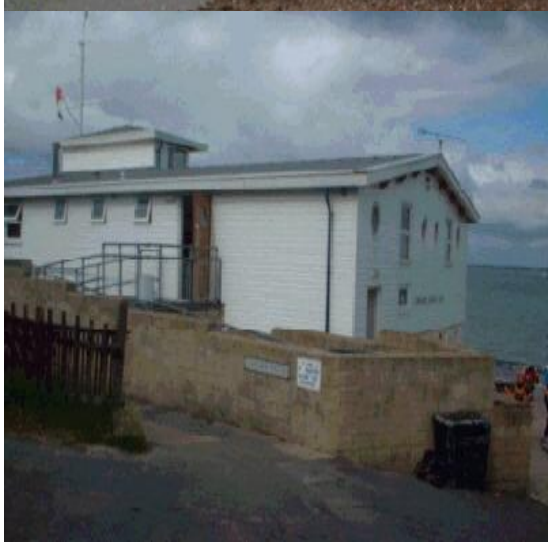


Photo3



Back

Generic Category	Clubs - halls
CG Code	61A05A
Specific	Small, basic
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,588
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Basic single storey community style use of building (circa 4m tall, 9m wide x 10m long) - approximately 90m2 GEA. The accommodation comprises a small lobby housing male, female and disabled toilets, a small kitchen / tea point and a hall. Average construction with concrete strip foundations, concrete slab, masonry cavity walls, trussed roof with tiles and load bearing masonry partition. Internal finishes comprise emulsion to plastered walls and plasterboard ceiling, vinyl floor coverings on screed. Painted timber doors & painted MDF skirting, no coving and average quality fittings. Basic service provision with gas central heating.
Referencing details	GEA - Gross External Area.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Clubs - halls
CG Code	61A05U
Specific	Sports clubhouse with changing
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,825
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Generally a two storey building housing changing rooms with showers and toilets, extensive social/activity/multipurpose/function space, additional toilet facilities, catering kitchen, bar and ancillary storage and office space. Additional facilities may include sports hall, gym, treatment rooms, meeting rooms or retail space for club merchandise. The building is designed to host external functions in addition to the day-to-day sport related uses and has the facilities to provide hot meals. Great variations in design, external finishes and construction between buildings. Steel frame with external walls finished with a range of cladding materials is common. Internally the finishes are of good quality particularly to areas available for hire and commonly comprise emulsion or ceramic tiling/uPVC sheeting to plastered walls, combination of painted plasterboard and suspended ceilings and combination of vinyl, carpet and ceramic tiling floor coverings on screed with specialist timber sports floor to sports hall if present. Cubicles, lockers and benches together with kitchen and bar fittings and display cabinets. Services provision generally comprises heating, extensive sanitary, plumbing and ventilation installations to changing and toilet areas, power, lighting, lift, fire and intruder alarms, data and audio visual (AV) installations with possible air conditioning/cooling, additional security installations and sustainable features.
Referencing details	GEA - Gross External Area.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Clubs - halls
CG Code	61A05F
Specific	Sports pavilion with changing
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,902
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Generally a single storey building housing changing rooms with showers and toilets, social/activity/multipurpose space, public toilet facilities and often basic kitchen, bar or café facilities and possibly a store or a small staff office. Commonly located in public parks, adjacent to public or school sport pitches or at sport clubs. Great variations in design, external finishes and construction between buildings. Steel frame with masonry external walls finished with a range of materials is common. Internally finishes can be very limited to some buildings depending on quality but commonly comprise emulsion or ceramic tiling/uPVC sheeting to plastered walls, combination of painted plasterboard and suspended ceilings and vinyl floor coverings on screed. Cubicles, lockers and benches together with kitchen/bar fittings (if present). Services provision varies particularly when it comes to heating installations (although boiler as a heat source and Low Temperature Hot Water (LTHW) radiators or underfloor heating are common) and in addition to heating generally comprises extensive sanitary, plumbing and ventilation installations to changing and toilet areas, power, lighting, fire and intruder alarms with possible additional security and data installations and sustainable features.
Referencing details	GEA - Gross External Area.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Clubs - halls
CG Code	61A05K
Specific	Youth centre with sports hall
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	-
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Cold Stores
CG Code	50Z10A
Specific	Industrial building adaptation costs
Descriptive	<= 500m²
Tech1	Eaves ht - 5.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£663
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Adaptation costs only, internally to a standard industrial building to provide a Cold Store (not a freezer). These costs should be added to those for the industrial building. Costs include for extra depth excavation to accommodate the necessary floor recess to accept the insulated floor including heat mat; secondary support steelwork for walls and ceiling; Proprietary 150mm floor, wall and ceiling panels; personnel/fire escape doors and rapid roll forklift access doors; nominal provision of mechanical installation [NOTE: Chiller Plant and electrical installation is excluded)
Referencing details	Measure external dimensions- deduct wall thickness to provide GEA dimension and record internal height.
Cost information notes	External works are excluded
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chiller plant, motors and compressors
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Steel frame and panel insulation to walls
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Cold Stores
CG Code	50Z10C
Specific	Industrial building adaptation costs
Descriptive	<= 500m²
Tech1	Eaves ht - 6.0m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£680
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Adaptation costs only, internally to a standard industrial building to provide a Cold Store (not a freezer). These costs should be added to those for the industrial building. Costs include for extra depth excavation to accommodate the necessary floor recess to accept the insulated floor including heat mat; secondary support steelwork for walls and ceiling; Proprietary 150mm floor, wall and ceiling panels; personnel/fire escape doors and rapid roll forklift access doors; nominal provision of mechanical installation [NOTE: Chiller Plant and electrical installation is excluded)
Referencing details	Measure external dimensions- deduct wall thickness to provide GEA dimension and record internal height.
Cost information notes	External works are excluded
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chiller plant, motors and compressors
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Steel frame and panel insulation to walls
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Cold Stores
CG Code	50Z10E
Specific	Industrial building adaptation costs
Descriptive	<= 500m²
Tech1	Eaves ht - 6.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£697
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Adaptation costs only, internally to a standard industrial building to provide a Cold Store (not a freezer). These costs should be added to those for the industrial building. Costs include for extra depth excavation to accommodate the necessary floor recess to accept the insulated floor including heat mat; secondary support steelwork for walls and ceiling; Proprietary 150mm floor, wall and ceiling panels; personnel/fire escape doors and rapid roll forklift access doors; nominal provision of mechanical installation [NOTE: Chiller Plant and electrical installation is excluded)
Referencing details	Measure external dimensions- deduct wall thickness to provide GEA dimension and record internal height.
Cost information notes	External works are excluded
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chiller plant, motors and compressors
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Steel frame and panel insulation to walls
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Cold Stores
CG Code	50Z10F
Specific	Industrial building adaptation costs
Descriptive	<= 500m²
Tech1	Eaves ht - 7.0m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£723
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Adaptation costs only, internally to a standard industrial building to provide a Cold Store (not a freezer). These costs should be added to those for the industrial building. Costs include for extra depth excavation to accommodate the necessary floor recess to accept the insulated floor including heat mat; secondary support steelwork for walls and ceiling; Proprietary 150mm floor, wall and ceiling panels; personnel/fire escape doors and rapid roll forklift access doors; nominal provision of mechanical installation [NOTE: Chiller Plant and electrical installation is excluded)
Referencing details	Measure external dimensions- deduct wall thickness to provide GEA dimension and record internal height.
Cost information notes	External works are excluded
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chiller plant, motors and compressors
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Steel frame and panel insulation to walls
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Cold Stores
CG Code	50Z10H
Specific	Industrial building adaptation costs
Descriptive	<= 500m²
Tech1	Eaves ht - 7.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£739
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Adaptation costs only, internally to a standard industrial building to provide a Cold Store (not a freezer). These costs should be added to those for the industrial building. Costs include for extra depth excavation to accommodate the necessary floor recess to accept the insulated floor including heat mat; secondary support steelwork for walls and ceiling; Proprietary 150mm floor, wall and ceiling panels; personnel/fire escape doors and rapid roll forklift access doors; nominal provision of mechanical installation [NOTE: Chiller Plant and electrical installation is excluded)
Referencing details	Measure external dimensions- deduct wall thickness to provide GEA dimension and record internal height.
Cost information notes	External works are excluded
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chiller plant, motors and compressors
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Steel frame and panel insulation to walls
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Cold Stores
CG Code	50Z10J
Specific	Industrial building adaptation costs
Descriptive	<= 500m²
Tech1	Eaves ht - 8.0m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£757
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Adaptation costs only, internally to a standard industrial building to provide a Cold Store (not a freezer). These costs should be added to those for the industrial building. Costs include for extra depth excavation to accommodate the necessary floor recess to accept the insulated floor including heat mat; secondary support steelwork for walls and ceiling; Proprietary 150mm floor, wall and ceiling panels; personnel/fire escape doors and rapid roll forklift access doors; nominal provision of mechanical installation [NOTE: Chiller Plant and electrical installation is excluded)
Referencing details	Measure external dimensions- deduct wall thickness to provide GEA dimension and record internal height.
Cost information notes	External works are excluded
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chiller plant, motors and compressors
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Steel frame and panel insulation to walls
Photo notes	-

Photo1

Photo2

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Generic Category	Cold Stores
CG Code	50Z10L
Specific	Industrial building adaptation costs
Descriptive	<= 500m²
Tech1	Eaves ht - 8.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£774
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Adaptation costs only, internally to a standard industrial building to provide a Cold Store (not a freezer). These costs should be added to those for the industrial building. Costs include for extra depth excavation to accommodate the necessary floor recess to accept the insulated floor including heat mat; secondary support steelwork for walls and ceiling; Proprietary 150mm floor, wall and ceiling panels; personnel/fire escape doors and rapid roll forklift access doors; nominal provision of mechanical installation [NOTE: Chiller Plant and electrical installation is excluded)
Referencing details	Measure external dimensions- deduct wall thickness to provide GEA dimension and record internal height.
Cost information notes	External works are excluded
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chiller plant, motors and compressors
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Steel frame and panel insulation to walls
Photo notes	-

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Generic Category	Cold Stores
CG Code	50Z10M
Specific	Industrial building adaptation costs
Descriptive	<= 500m²
Tech1	Eaves ht - 9.0m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£799
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Adaptation costs only, internally to a standard industrial building to provide a Cold Store (not a freezer). These costs should be added to those for the industrial building. Costs include for extra depth excavation to accommodate the necessary floor recess to accept the insulated floor including heat mat; secondary support steelwork for walls and ceiling; Proprietary 150mm floor, wall and ceiling panels; personnel/fire escape doors and rapid roll forklift access doors; nominal provision of mechanical installation [NOTE: Chiller Plant and electrical installation is excluded)
Referencing details	Measure external dimensions- deduct wall thickness to provide GEA dimension and record internal height.
Cost information notes	External works are excluded
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chiller plant, motors and compressors
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Steel frame and panel insulation to walls
Photo notes	-

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Generic Category	Cold Stores
CG Code	50Z10P
Specific	Industrial building adaptation costs
Descriptive	<= 500m²
Tech1	Eaves ht - 9.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£817
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Adaptation costs only, internally to a standard industrial building to provide a Cold Store (not a freezer). These costs should be added to those for the industrial building. Costs include for extra depth excavation to accommodate the necessary floor recess to accept the insulated floor including heat mat; secondary support steelwork for walls and ceiling; Proprietary 150mm floor, wall and ceiling panels; personnel/fire escape doors and rapid roll forklift access doors; nominal provision of mechanical installation [NOTE: Chiller Plant and electrical installation is excluded)
Referencing details	Measure external dimensions- deduct wall thickness to provide GEA dimension and record internal height.
Cost information notes	External works are excluded
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chiller plant, motors and compressors
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Steel frame and panel insulation to walls
Photo notes	-

Photo1

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Generic Category	Cold Stores
CG Code	50Z10R
Specific	Industrial building adaptation costs
Descriptive	<= 500m²
Tech1	Eaves ht - 10.0m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£833
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Adaptation costs only, internally to a standard industrial building to provide a Cold Store (not a freezer). These costs should be added to those for the industrial building. Costs include for extra depth excavation to accommodate the necessary floor recess to accept the insulated floor including heat mat; secondary support steelwork for walls and ceiling; Proprietary 150mm floor, wall and ceiling panels; personnel/fire escape doors and rapid roll forklift access doors; nominal provision of mechanical installation [NOTE: Chiller Plant and electrical installation is excluded)
Referencing details	Measure external dimensions- deduct wall thickness to provide GEA dimension and record internal height.
Cost information notes	External works are excluded
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chiller plant, motors and compressors
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Steel frame and panel insulation to walls
Photo notes	-

Photo1

Photo2

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Generic Category	Cold Stores
CG Code	50Z10T
Specific	Industrial building adaptation costs
Descriptive	<= 500m²
Tech1	Eaves ht - 10.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£850
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Adaptation costs only, internally to a standard industrial building to provide a Cold Store (not a freezer). These costs should be added to those for the industrial building. Costs include for extra depth excavation to accommodate the necessary floor recess to accept the insulated floor including heat mat; secondary support steelwork for walls and ceiling; Proprietary 150mm floor, wall and ceiling panels; personnel/fire escape doors and rapid roll forklift access doors; nominal provision of mechanical installation [NOTE: Chiller Plant and electrical installation is excluded)
Referencing details	Measure external dimensions- deduct wall thickness to provide GEA dimension and record internal height.
Cost information notes	External works are excluded
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chiller plant, motors and compressors
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Steel frame and panel insulation to walls
Photo notes	-

Photo1

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Generic Category	Cold Stores
CG Code	50Z10V
Specific	Industrial building adaptation costs
Descriptive	<= 500m²
Tech1	Eaves ht - 11.0m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£876
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Adaptation costs only, internally to a standard industrial building to provide a Cold Store (not a freezer). These costs should be added to those for the industrial building. Costs include for extra depth excavation to accommodate the necessary floor recess to accept the insulated floor including heat mat; secondary support steelwork for walls and ceiling; Proprietary 150mm floor, wall and ceiling panels; personnel/fire escape doors and rapid roll forklift access doors; nominal provision of mechanical installation [NOTE: Chiller Plant and electrical installation is excluded)
Referencing details	Measure external dimensions- deduct wall thickness to provide GEA dimension and record internal height.
Cost information notes	External works are excluded
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chiller plant, motors and compressors
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Steel frame and panel insulation to walls
Photo notes	-

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Generic Category	Cold Stores
CG Code	50Z30A
Specific	Industrial building adaptation costs
Descriptive	> 5000m²
Tech1	Eaves ht - 5.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£444
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Adaptation costs only, internally to a standard industrial building to provide a Cold Store (not a freezer). These costs should be added to those for the industrial building. Costs include for extra depth excavation to accommodate the necessary floor recess to accept the insulated floor including heat mat; secondary support steelwork for walls and ceiling; Proprietary 150mm floor, wall and ceiling panels; personnel/fire escape doors and rapid roll forklift access doors; nominal provision of mechanical installation [NOTE: Chiller Plant and electrical installation is excluded)
Referencing details	Measure external dimensions- deduct wall thickness to provide GEA dimension and record internal height.
Cost information notes	External works are excluded
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chiller plant, motors and compressors
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Steel frame and panel insulation to walls
Photo notes	-

Photo1

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Generic Category	Cold Stores
CG Code	50Z30C
Specific	Industrial building adaptation costs
Descriptive	> 5000m²
Tech1	Eaves ht - 6.0m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£450
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Adaptation costs only, internally to a standard industrial building to provide a Cold Store (not a freezer). These costs should be added to those for the industrial building. Costs include for extra depth excavation to accommodate the necessary floor recess to accept the insulated floor including heat mat; secondary support steelwork for walls and ceiling; Proprietary 150mm floor, wall and ceiling panels; personnel/fire escape doors and rapid roll forklift access doors; nominal provision of mechanical installation [NOTE: Chiller Plant and electrical installation is excluded)
Referencing details	Measure external dimensions- deduct wall thickness to provide GEA dimension and record internal height.
Cost information notes	External works are excluded
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chiller plant, motors and compressors
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Steel frame and panel insulation to walls
Photo notes	-

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Generic Category	Cold Stores
CG Code	50Z30E
Specific	Industrial building adaptation costs
Descriptive	> 5000m²
Tech1	Eaves ht - 6.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£456
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Adaptation costs only, internally to a standard industrial building to provide a Cold Store (not a freezer). These costs should be added to those for the industrial building. Costs include for extra depth excavation to accommodate the necessary floor recess to accept the insulated floor including heat mat; secondary support steelwork for walls and ceiling; Proprietary 150mm floor, wall and ceiling panels; personnel/fire escape doors and rapid roll forklift access doors; nominal provision of mechanical installation [NOTE: Chiller Plant and electrical installation is excluded)
Referencing details	Measure external dimensions- deduct wall thickness to provide GEA dimension and record internal height.
Cost information notes	External works are excluded
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chiller plant, motors and compressors
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Steel frame and panel insulation to walls
Photo notes	-

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Generic Category	Cold Stores
CG Code	50Z30F
Specific	Industrial building adaptation costs
Descriptive	> 5000m²
Tech1	Eaves ht - 7.0m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£464
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Adaptation costs only, internally to a standard industrial building to provide a Cold Store (not a freezer). These costs should be added to those for the industrial building. Costs include for extra depth excavation to accommodate the necessary floor recess to accept the insulated floor including heat mat; secondary support steelwork for walls and ceiling; Proprietary 150mm floor, wall and ceiling panels; personnel/fire escape doors and rapid roll forklift access doors; nominal provision of mechanical installation [NOTE: Chiller Plant and electrical installation is excluded)
Referencing details	Measure external dimensions- deduct wall thickness to provide GEA dimension and record internal height.
Cost information notes	External works are excluded
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chiller plant, motors and compressors
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Steel frame and panel insulation to walls
Photo notes	-

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Generic Category	Cold Stores
CG Code	50Z30H
Specific	Industrial building adaptation costs
Descriptive	> 5000m²
Tech1	Eaves ht - 7.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£469
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Adaptation costs only, internally to a standard industrial building to provide a Cold Store (not a freezer). These costs should be added to those for the industrial building. Costs include for extra depth excavation to accommodate the necessary floor recess to accept the insulated floor including heat mat; secondary support steelwork for walls and ceiling; Proprietary 150mm floor, wall and ceiling panels; personnel/fire escape doors and rapid roll forklift access doors; nominal provision of mechanical installation [NOTE: Chiller Plant and electrical installation is excluded)
Referencing details	Measure external dimensions- deduct wall thickness to provide GEA dimension and record internal height.
Cost information notes	External works are excluded
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chiller plant, motors and compressors
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Steel frame and panel insulation to walls
Photo notes	-

Photo1

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Generic Category	Cold Stores
CG Code	50Z30J
Specific	Industrial building adaptation costs
Descriptive	> 5000m²
Tech1	Eaves ht - 8.0m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£474
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Adaptation costs only, internally to a standard industrial building to provide a Cold Store (not a freezer). These costs should be added to those for the industrial building. Costs include for extra depth excavation to accommodate the necessary floor recess to accept the insulated floor including heat mat; secondary support steelwork for walls and ceiling; Proprietary 150mm floor, wall and ceiling panels; personnel/fire escape doors and rapid roll forklift access doors; nominal provision of mechanical installation [NOTE: Chiller Plant and electrical installation is excluded)
Referencing details	Measure external dimensions- deduct wall thickness to provide GEA dimension and record internal height.
Cost information notes	External works are excluded
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chiller plant, motors and compressors
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Steel frame and panel insulation to walls
Photo notes	-

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Generic Category	Cold Stores
CG Code	50Z30L
Specific	Industrial building adaptation costs
Descriptive	> 5000m²
Tech1	Eaves ht - 8.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£480
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Adaptation costs only, internally to a standard industrial building to provide a Cold Store (not a freezer). These costs should be added to those for the industrial building. Costs include for extra depth excavation to accommodate the necessary floor recess to accept the insulated floor including heat mat; secondary support steelwork for walls and ceiling; Proprietary 150mm floor, wall and ceiling panels; personnel/fire escape doors and rapid roll forklift access doors; nominal provision of mechanical installation [NOTE: Chiller Plant and electrical installation is excluded)
Referencing details	Measure external dimensions- deduct wall thickness to provide GEA dimension and record internal height.
Cost information notes	External works are excluded
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chiller plant, motors and compressors
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Steel frame and panel insulation to walls
Photo notes	-

Photo1

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Generic Category	Cold Stores
CG Code	50Z30M
Specific	Industrial building adaptation costs
Descriptive	> 5000m²
Tech1	Eaves ht - 9.0m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£488
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Adaptation costs only, internally to a standard industrial building to provide a Cold Store (not a freezer). These costs should be added to those for the industrial building. Costs include for extra depth excavation to accommodate the necessary floor recess to accept the insulated floor including heat mat; secondary support steelwork for walls and ceiling; Proprietary 150mm floor, wall and ceiling panels; personnel/fire escape doors and rapid roll forklift access doors; nominal provision of mechanical installation [NOTE: Chiller Plant and electrical installation is excluded)
Referencing details	Measure external dimensions- deduct wall thickness to provide GEA dimension and record internal height.
Cost information notes	External works are excluded
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chiller plant, motors and compressors
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Steel frame and panel insulation to walls
Photo notes	-

Photo1

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Generic Category	Cold Stores
CG Code	50Z30P
Specific	Industrial building adaptation costs
Descriptive	> 5000m²
Tech1	Eaves ht - 9.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£493
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Adaptation costs only, internally to a standard industrial building to provide a Cold Store (not a freezer). These costs should be added to those for the industrial building. Costs include for extra depth excavation to accommodate the necessary floor recess to accept the insulated floor including heat mat; secondary support steelwork for walls and ceiling; Proprietary 150mm floor, wall and ceiling panels; personnel/fire escape doors and rapid roll forklift access doors; nominal provision of mechanical installation [NOTE: Chiller Plant and electrical installation is excluded)
Referencing details	Measure external dimensions- deduct wall thickness to provide GEA dimension and record internal height.
Cost information notes	External works are excluded
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chiller plant, motors and compressors
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Steel frame and panel insulation to walls
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Cold Stores
CG Code	50Z30R
Specific	Industrial building adaptation costs
Descriptive	> 5000m²
Tech1	Eaves ht - 10.0m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£498
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Adaptation costs only, internally to a standard industrial building to provide a Cold Store (not a freezer). These costs should be added to those for the industrial building. Costs include for extra depth excavation to accommodate the necessary floor recess to accept the insulated floor including heat mat; secondary support steelwork for walls and ceiling; Proprietary 150mm floor, wall and ceiling panels; personnel/fire escape doors and rapid roll forklift access doors; nominal provision of mechanical installation [NOTE: Chiller Plant and electrical installation is excluded)
Referencing details	Measure external dimensions- deduct wall thickness to provide GEA dimension and record internal height.
Cost information notes	External works are excluded
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chiller plant, motors and compressors
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Steel frame and panel insulation to walls
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Cold Stores
CG Code	50Z30T
Specific	Industrial building adaptation costs
Descriptive	> 5000m²
Tech1	Eaves ht - 10.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£504
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Adaptation costs only, internally to a standard industrial building to provide a Cold Store (not a freezer). These costs should be added to those for the industrial building. Costs include for extra depth excavation to accommodate the necessary floor recess to accept the insulated floor including heat mat; secondary support steelwork for walls and ceiling; Proprietary 150mm floor, wall and ceiling panels; personnel/fire escape doors and rapid roll forklift access doors; nominal provision of mechanical installation [NOTE: Chiller Plant and electrical installation is excluded)
Referencing details	Measure external dimensions- deduct wall thickness to provide GEA dimension and record internal height.
Cost information notes	External works are excluded
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chiller plant, motors and compressors
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Steel frame and panel insulation to walls
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Cold Stores
CG Code	50Z30V
Specific	Industrial building adaptation costs
Descriptive	> 5000m²
Tech1	Eaves ht - 11.0m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£512
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Adaptation costs only, internally to a standard industrial building to provide a Cold Store (not a freezer). These costs should be added to those for the industrial building. Costs include for extra depth excavation to accommodate the necessary floor recess to accept the insulated floor including heat mat; secondary support steelwork for walls and ceiling; Proprietary 150mm floor, wall and ceiling panels; personnel/fire escape doors and rapid roll forklift access doors; nominal provision of mechanical installation [NOTE: Chiller Plant and electrical installation is excluded)
Referencing details	Measure external dimensions- deduct wall thickness to provide GEA dimension and record internal height.
Cost information notes	External works are excluded
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chiller plant, motors and compressors
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Steel frame and panel insulation to walls
Photo notes	-

Photo1

Photo2

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Generic Category	Cold Stores
CG Code	50Z20A
Specific	Industrial building adaptation costs
Descriptive	501m² - 5000m²
Tech1	Eaves ht - 5.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£499
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Adaptation costs only, internally to a standard industrial building to provide a Cold Store (not a freezer). These costs should be added to those for the industrial building. Costs include for extra depth excavation to accommodate the necessary floor recess to accept the insulated floor including heat mat; secondary support steelwork for walls and ceiling; Proprietary 150mm floor, wall and ceiling panels; personnel/fire escape doors and rapid roll forklift access doors; nominal provision of mechanical installation [NOTE: Chiller Plant and electrical installation is excluded)
Referencing details	Measure external dimensions- deduct wall thickness to provide GEA dimension and record internal height.
Cost information notes	External works are excluded
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chiller plant, motors and compressors
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Steel frame and panel insulation to walls
Photo notes	-

Photo1

Photo2

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Generic Category	Cold Stores
CG Code	50Z20C
Specific	Industrial building adaptation costs
Descriptive	501m² - 5000m²
Tech1	Eaves ht - 6.0m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£506
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Adaptation costs only, internally to a standard industrial building to provide a Cold Store (not a freezer). These costs should be added to those for the industrial building. Costs include for extra depth excavation to accommodate the necessary floor recess to accept the insulated floor including heat mat; secondary support steelwork for walls and ceiling; Proprietary 150mm floor, wall and ceiling panels; personnel/fire escape doors and rapid roll forklift access doors; nominal provision of mechanical installation [NOTE: Chiller Plant and electrical installation is excluded)
Referencing details	Measure external dimensions- deduct wall thickness to provide GEA dimension and record internal height.
Cost information notes	External works are excluded
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chiller plant, motors and compressors
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Steel frame and panel insulation to walls
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Cold Stores
CG Code	50Z20E
Specific	Industrial building adaptation costs
Descriptive	501m² - 5000m²
Tech1	Eaves ht - 6.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£514
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Adaptation costs only, internally to a standard industrial building to provide a Cold Store (not a freezer). These costs should be added to those for the industrial building. Costs include for extra depth excavation to accommodate the necessary floor recess to accept the insulated floor including heat mat; secondary support steelwork for walls and ceiling; Proprietary 150mm floor, wall and ceiling panels; personnel/fire escape doors and rapid roll forklift access doors; nominal provision of mechanical installation [NOTE: Chiller Plant and electrical installation is excluded)
Referencing details	Measure external dimensions- deduct wall thickness to provide GEA dimension and record internal height.
Cost information notes	External works are excluded
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chiller plant, motors and compressors
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Steel frame and panel insulation to walls
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Cold Stores
CG Code	50Z20F
Specific	Industrial building adaptation costs
Descriptive	501m² - 5000m²
Tech1	Eaves ht - 7.0m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£525
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Adaptation costs only, internally to a standard industrial building to provide a Cold Store (not a freezer). These costs should be added to those for the industrial building. Costs include for extra depth excavation to accommodate the necessary floor recess to accept the insulated floor including heat mat; secondary support steelwork for walls and ceiling; Proprietary 150mm floor, wall and ceiling panels; personnel/fire escape doors and rapid roll forklift access doors; nominal provision of mechanical installation [NOTE: Chiller Plant and electrical installation is excluded)
Referencing details	Measure external dimensions- deduct wall thickness to provide GEA dimension and record internal height.
Cost information notes	External works are excluded
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chiller plant, motors and compressors
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Steel frame and panel insulation to walls
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Cold Stores
CG Code	50Z20H
Specific	Industrial building adaptation costs
Descriptive	501m² - 5000m²
Tech1	Eaves ht - 7.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£533
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Adaptation costs only, internally to a standard industrial building to provide a Cold Store (not a freezer). These costs should be added to those for the industrial building. Costs include for extra depth excavation to accommodate the necessary floor recess to accept the insulated floor including heat mat; secondary support steelwork for walls and ceiling; Proprietary 150mm floor, wall and ceiling panels; personnel/fire escape doors and rapid roll forklift access doors; nominal provision of mechanical installation [NOTE: Chiller Plant and electrical installation is excluded)
Referencing details	Measure external dimensions- deduct wall thickness to provide GEA dimension and record internal height.
Cost information notes	External works are excluded
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chiller plant, motors and compressors
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Steel frame and panel insulation to walls
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Cold Stores
CG Code	50Z20J
Specific	Industrial building adaptation costs
Descriptive	501m² - 5000m²
Tech1	Eaves ht - 8.0m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£540
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Adaptation costs only, internally to a standard industrial building to provide a Cold Store (not a freezer). These costs should be added to those for the industrial building. Costs include for extra depth excavation to accommodate the necessary floor recess to accept the insulated floor including heat mat; secondary support steelwork for walls and ceiling; Proprietary 150mm floor, wall and ceiling panels; personnel/fire escape doors and rapid roll forklift access doors; nominal provision of mechanical installation [NOTE: Chiller Plant and electrical installation is excluded)
Referencing details	Measure external dimensions- deduct wall thickness to provide GEA dimension and record internal height.
Cost information notes	External works are excluded
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chiller plant, motors and compressors
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Steel frame and panel insulation to walls
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Cold Stores
CG Code	50Z20L
Specific	Industrial building adaptation costs
Descriptive	501m² - 5000m²
Tech1	Eaves ht - 8.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£548
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Adaptation costs only, internally to a standard industrial building to provide a Cold Store (not a freezer). These costs should be added to those for the industrial building. Costs include for extra depth excavation to accommodate the necessary floor recess to accept the insulated floor including heat mat; secondary support steelwork for walls and ceiling; Proprietary 150mm floor, wall and ceiling panels; personnel/fire escape doors and rapid roll forklift access doors; nominal provision of mechanical installation [NOTE: Chiller Plant and electrical installation is excluded)
Referencing details	Measure external dimensions- deduct wall thickness to provide GEA dimension and record internal height.
Cost information notes	External works are excluded
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chiller plant, motors and compressors
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Steel frame and panel insulation to walls
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Cold Stores
CG Code	50Z20M
Specific	Industrial building adaptation costs
Descriptive	501m² - 5000m²
Tech1	Eaves ht - 9.0m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£559
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Adaptation costs only, internally to a standard industrial building to provide a Cold Store (not a freezer). These costs should be added to those for the industrial building. Costs include for extra depth excavation to accommodate the necessary floor recess to accept the insulated floor including heat mat; secondary support steelwork for walls and ceiling; Proprietary 150mm floor, wall and ceiling panels; personnel/fire escape doors and rapid roll forklift access doors; nominal provision of mechanical installation [NOTE: Chiller Plant and electrical installation is excluded)
Referencing details	Measure external dimensions- deduct wall thickness to provide GEA dimension and record internal height.
Cost information notes	External works are excluded
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chiller plant, motors and compressors
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Steel frame and panel insulation to walls
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Cold Stores
CG Code	50Z20P
Specific	Industrial building adaptation costs
Descriptive	501m² - 5000m²
Tech1	Eaves ht - 9.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£567
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Adaptation costs only, internally to a standard industrial building to provide a Cold Store (not a freezer). These costs should be added to those for the industrial building. Costs include for extra depth excavation to accommodate the necessary floor recess to accept the insulated floor including heat mat; secondary support steelwork for walls and ceiling; Proprietary 150mm floor, wall and ceiling panels; personnel/fire escape doors and rapid roll forklift access doors; nominal provision of mechanical installation [NOTE: Chiller Plant and electrical installation is excluded)
Referencing details	Measure external dimensions- deduct wall thickness to provide GEA dimension and record internal height.
Cost information notes	External works are excluded
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chiller plant, motors and compressors
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Steel frame and panel insulation to walls
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Cold Stores
CG Code	50Z20R
Specific	Industrial building adaptation costs
Descriptive	501m² - 5000m²
Tech1	Eaves ht - 10.0m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£574
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Adaptation costs only, internally to a standard industrial building to provide a Cold Store (not a freezer). These costs should be added to those for the industrial building. Costs include for extra depth excavation to accommodate the necessary floor recess to accept the insulated floor including heat mat; secondary support steelwork for walls and ceiling; Proprietary 150mm floor, wall and ceiling panels; personnel/fire escape doors and rapid roll forklift access doors; nominal provision of mechanical installation [NOTE: Chiller Plant and electrical installation is excluded)
Referencing details	Measure external dimensions- deduct wall thickness to provide GEA dimension and record internal height.
Cost information notes	External works are excluded
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chiller plant, motors and compressors
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Steel frame and panel insulation to walls
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Cold Stores
CG Code	50Z20T
Specific	Industrial building adaptation costs
Descriptive	501m² - 5000m²
Tech1	Eaves ht - 10.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£582
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Adaptation costs only, internally to a standard industrial building to provide a Cold Store (not a freezer). These costs should be added to those for the industrial building. Costs include for extra depth excavation to accommodate the necessary floor recess to accept the insulated floor including heat mat; secondary support steelwork for walls and ceiling; Proprietary 150mm floor, wall and ceiling panels; personnel/fire escape doors and rapid roll forklift access doors; nominal provision of mechanical installation [NOTE: Chiller Plant and electrical installation is excluded)
Referencing details	Measure external dimensions- deduct wall thickness to provide GEA dimension and record internal height.
Cost information notes	External works are excluded
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chiller plant, motors and compressors
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Steel frame and panel insulation to walls
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Cold Stores
CG Code	50Z20V
Specific	Industrial building adaptation costs
Descriptive	501m² - 5000m²
Tech1	Eaves ht - 11.0m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£592
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Adaptation costs only, internally to a standard industrial building to provide a Cold Store (not a freezer). These costs should be added to those for the industrial building. Costs include for extra depth excavation to accommodate the necessary floor recess to accept the insulated floor including heat mat; secondary support steelwork for walls and ceiling; Proprietary 150mm floor, wall and ceiling panels; personnel/fire escape doors and rapid roll forklift access doors; nominal provision of mechanical installation [NOTE: Chiller Plant and electrical installation is excluded)
Referencing details	Measure external dimensions- deduct wall thickness to provide GEA dimension and record internal height.
Cost information notes	External works are excluded
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chiller plant, motors and compressors
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Steel frame and panel insulation to walls
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Community centres
CG Code	61F00F
Specific	Medium / Hub
Descriptive	Medium / High Quality
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£3,134
Superseded codes	61F00K
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single storey community centre comprising a multipurpose hall, kitchen, lounge, office, changing rooms, multipurpose/creche room, multipurpose/meeting room, plant room, WCs and store rooms. Concrete strip and pad foundations. Steel and timber framing. Pitched tiled and flat membrane finish roof. Facing brick and block external walls. Aluminium clad timber framed windows and doors. Partitions. Wall, floor and ceiling finishes. Fittings and furnishings. Sanitaryware. Soil and waste. Space heating. Power and light including emergency lighting. External works.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical high Quality Community centre
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Community centres
CG Code	61F00A
Specific	Standard
Descriptive	Standard Quality
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,536
Superseded codes	61F00P, 61F00V
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single storey steel frame community and recreational centre comprising sports changing rooms, function room, kitchen with internal and external servery, WCs and shower facilities. Concrete strip and pad foundations. Trapezoidal pitched steel roof with elastomeric felt finish. Facing brick and block cavity external walls. Aluminium double glazed windows and doors. Plasterboard, emulsion and tiled wall finishes. Screed and floor finishes. Suspended ceilings. Fittings. Sanitaryware. Kitchen appliances. Gas boiler. Hot radiator central heating. Ventilation. Power and light including photovoltaic panels. Data cabling. AV installation. Fire, intruder and panic alarms.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical basic Community centre
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Computer centres
CG Code	STS007
Specific	Single storey data resource centre with computers and temperature control
Descriptive	Designed to perform complex and labour-consuming computational work using electronic computers. Distinctions are made among general-purpose computer centres, computer centres for processing economic information, and computer centres for controlling manufacturing processes.
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£3,569
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single storey industrial type building, heavily serviced to take computers, ancillaries etc. Pad and strip foundations; insitu ground slab. Steel frame. Part facing brick/block external walls. Metal roof decking and profiled wall cladding. Block, plasterboard and metal stud partitions. Double glazed aluminium windows. Plaster and tiles to wall; raised access floor, screed and floor finishes; suspended ceilings. Fittings. Services, hoists.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Distinctions are to be made among general-purpose computer centres, computer centres for processing economic information, and computer centres for controlling manufacturing processes.

Photo description -

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Concrete block works
CG Code	40CB01
Specific	Concrete block drying chambers
Descriptive	Concrete block curing/drying chamber used solely as a curing chamber or drying kiln for the production of concrete blocks. Usually constructed in situ within an industrial portal framed shed; traditionally constructed using either concrete or brick masonry walls to create the curing/drying chamber.
Tech1	upto 2.5m high
Tech2	<3500m3
Unit size	3500m3
Unit of measurement	m3
ERC	£468
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	The production of concrete blocks in the UK is usually carried out in modern automated plants. Moulds are filled with concrete and vibro-compacted on pallets. De-moulded blocks are transported onto a pallet by conveyor to the curing/drying chambers. Additional heating may be provided to promote a speedy increase in strength using either heated air or steam. When curing has been completed the blocks are removed from the chamber and stacked for delivery. Curing/drying chambers are a basic structure constructed insitu within an industrial shed; built off the existing concrete ground floor slab with concrete block/brick walls, approx. 2.5m (internal) height. Usually open on two sides with the open ends being enclosed with heavy-duty industrial plastic curtains facilitating access for a fork lift truck or track inset for trolleys stacked with blocks to be pushed in and out through the curtained ends. Curing/drying chambers are similar to Low Temperature Tunnel Dryers found in brickmaking plant (see also codes Furnaces Kilns - Brick 209K01 and Furnaces Dryer Brick 209K02) but should not be confused with specialist bespoke manufactured plant such as Keller and Lingl type chamber dryers.
Referencing details	Measure gross external volume Refer to Rating Manual Section 5a: Valuation of all property classes: Brickworks and clay tileworks
Cost information notes	Cost includes rail track set in the floor of the curing/drying chamber. Unit of measure is cubic metres (m3).
rateable element	Concrete block curing/drying chambers are rateable if they pass the building or structure tests in accordance with Class 4
non rateable element	Measure gross external volume. Refer to Rating Manual Section 5a: Valuation of all property classes: Brickworks and clay tileworks
Adjusted Plant and Machinery	Ancillary ducting, lighting, alarms, plant and machinery providing heated air or steam.
Number of items adjusted	Identify on site - However may include other Class 4 items of plant such as:- Rail tracks and transfer ways for kiln cars Weighbridge pits

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	For block drying chambers >3500m3 use code 40CBV1
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Concrete block works
CG Code	40CBV1
Specific	Variation
Descriptive	Concrete block curing/drying chamber used solely as a curing chamber or drying kiln for the production of concrete blocks. Usually constructed in situ within an industrial portal framed shed; traditionally constructed using either concrete or brick masonry walls to create the curing/drying chamber.
Tech1	upto 2.5m high
Tech2	>3500m3
Unit size	-
Unit of measurement	m3
ERC	£468
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Cost information found on 40CB01
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Conference Exhibition Centres
CG Code	42AB01
Specific	High Quality
Descriptive	Circulation and Core areas
Tech1	Conference Exhibition Centres
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,215
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	This category of Conference and Exhibition Centre is high quality purpose built e.g. The International Convention Centre in Birmingham. The cost covers the general circulation/core areas. A separate cost is provided for the exhibition/conference space.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Conference Exhibition Centres
CG Code	42AB02
Specific	High Quality
Descriptive	Exhibition and conference areas
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,865
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	This category of Conference and Exhibition Centre is high quality purpose built e.g. The International Convention Centre in Birmingham. The cost covers the exhibition and conference areas
Referencing details	-
Cost information notes	The technical lead for this class has requested that the following rates are provided for this class. One rate for the actual exhibition conference space and a separate rate for the core/circulation areas
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Conference Exhibition Centres
CG Code	42AB03
Specific	Warehouse type
Descriptive	Circulation and Core areas
Tech1	Conference Exhibition Centres
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,696
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	This category of Conference and Exhibition Centre is the warehouse type e.g. The National Exhibition Centre in Birmingham. The cost covers the general circulation/core areas. A separate cost is provided for the main warehouse/exhibition space.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

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Generic Category	Conference Exhibition Centres
CG Code	42AB04
Specific	Warehouse type
Descriptive	Exhibition areas
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,464
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	This category of Conference and Exhibition Centre is the warehouse type e.g. The National Exhibition Centre in Birmingham. The cost covers the exhibition areas
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

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Generic Category	Control Rooms
CG Code	40U00A
Specific	Brick
Descriptive	Detached single storey <=25m2
Tech1	up to 3m eaves height internally
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,465
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Strip or trench fill concrete with 200mm reinforced, insulated concrete floor slab. Frame: None: Roof: Timber flat roof with single polymer covering. External Walls: Brick and block cavity walls with insulation plasterboard. Windows and Doors: Double glazed uPVC windows, Heavy duty softwood external doors. Internal Walls: Metal stud partitions painted plasterboard finish with softwood doors and frames. Internal Finishes: Emulsion paint to plastered walls and ceilings, vinyl flooring. Building Services: Full gas central heating to steel panel radiators, general lighting and power. Air handling not included.
Referencing details	Measure to GEA
Cost information notes	Exclude: External works and services All loose fixture and fittings. A reduction of 5% is to be made where the shorter side of a building with a ratio of 1:1.5 is adjoining another property.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

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Generic Category	Control Rooms
CG Code	40U00F
Specific	Brick
Descriptive	Detached single storey <=25m2
Tech1	up to 3.5m eaves height internally
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,550
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Strip or trench fill concrete with 200mm reinforced, insulated concrete floor slab. Frame: None: Roof: Timber flat roof with single polymer covering. External Walls: Brick and block cavity walls with insulation plasterboard. Windows and Doors: Double glazed uPVC windows, Heavy duty softwood external doors. Internal Walls: Metal stud partitions painted plasterboard finish with softwood doors and frames. Internal Finishes: Emulsion paint to plastered walls and ceilings, vinyl flooring. Building Services: Full gas central heating to steel panel radiators, general lighting and power. Air handling not included.
Referencing details	Measure to GEA
Cost information notes	Exclude: External works and services All loose fixture and fittings. A reduction of 5% is to be made where the shorter side of a building with a ratio of 1:1.5 is adjoining another property. .
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Control Rooms
CG Code	40U00K
Specific	Brick
Descriptive	Detached single storey <=25m2
Tech1	up to 4.0m eaves height internally
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,632
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Strip or trench fill concrete with 200mm reinforced, insulated concrete floor slab. Frame: None: Roof: Timber flat roof with single polymer covering. External Walls: Brick and block cavity walls with insulation plasterboard. Windows and Doors: Double glazed uPVC windows, Heavy duty softwood external doors. Internal Walls: Metal stud partitions painted plasterboard finish with softwood doors and frames. Internal Finishes: Emulsion paint to plastered walls and ceilings, vinyl flooring. Building Services: Full gas central heating to steel panel radiators, general lighting and power. Air handling not included.
Referencing details	Measure to GEA
Cost information notes	Exclude: External works and services All loose fixture and fittings. A reduction of 5% is to be made where the shorter side of a building with a ratio of 1:1.5 is adjoining another property.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Control Rooms
CG Code	40U02A
Specific	Brick
Descriptive	Detached single storey 26 to 50m2
Tech1	up to 3.0m eaves height internally
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,198
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Strip or trench fill concrete with 200mm reinforced, insulated concrete floor slab. Frame: None: Roof: Timber flat roof with single polymer covering. External Walls: Brick and block cavity walls with insulation plasterboard. Windows and Doors: Double glazed uPVC windows, Heavy duty softwood external doors. Internal Walls: Metal stud partitions painted plasterboard finish with softwood doors and frames. Internal Finishes: Emulsion paint to plastered walls and ceilings, vinyl flooring. Building Services: Full gas central heating to steel panel radiators, general lighting and power. Air handling not included.
Referencing details	Measure to GEA
Cost information notes	Exclude: External works and services All loose fixture and fittings. A reduction of 5% is to be made where the shorter side of a building with a ratio of 1:1.5 is adjoining another property.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Control Rooms
CG Code	40U02F
Specific	Brick
Descriptive	Detached single storey 26 to 50m2
Tech1	up to 3.5m eaves height internally
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,256
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Strip or trench fill concrete with 200mm reinforced, insulated concrete floor slab. Frame: None: Roof: Timber flat roof with single polymer covering. External Walls: Brick and block cavity walls with insulation plasterboard. Windows and Doors: Double glazed uPVC windows, Heavy duty softwood external doors. Internal Walls: Metal stud partitions painted plasterboard finish with softwood doors and frames. Internal Finishes: Emulsion paint to plastered walls and ceilings, vinyl flooring. Building Services: Full gas central heating to steel panel radiators, general lighting and power. Air handling not included.
Referencing details	Measure to GEA
Cost information notes	Exclude: External works and services All loose fixture and fittings. A reduction of 5% is to be made where the shorter side of a building with a ratio of 1:1.5 is adjoining another property.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Control Rooms
CG Code	40U02K
Specific	Brick
Descriptive	Detached single storey 26 to 50m2
Tech1	up to 4.0m eaves height internally
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,315
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Strip or trench fill concrete with 200mm reinforced, insulated concrete floor slab. Frame: None: Roof: Timber flat roof with single polymer covering. External Walls: Brick and block cavity walls with insulation plasterboard. Windows and Doors: Double glazed uPVC windows, Heavy duty softwood external doors. Internal Walls: Metal stud partitions painted plasterboard finish with softwood doors and frames. Internal Finishes: Emulsion paint to plastered walls and ceilings, vinyl flooring. Building Services: Full gas central heating to steel panel radiators, general lighting and power. Air handling not included.
Referencing details	Measure to GEA
Cost information notes	Exclude: External works and services All loose fixture and fittings. A reduction of 5% is to be made where the shorter side of a building with a ratio of 1:1.5 is adjoining another property.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Control Rooms
CG Code	40U04A
Specific	Brick
Descriptive	Detached single storey 51 to 100m2
Tech1	up to 3.0m eaves height internally
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,028
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Strip or trench fill concrete with 200mm reinforced, insulated concrete floor slab. Frame: None: Roof: Timber flat roof with single polymer covering. External Walls: Brick and block cavity walls with insulation plasterboard. Windows and Doors: Double glazed uPVC windows, Heavy duty softwood external doors. Internal Walls: Metal stud partitions painted plasterboard finish with softwood doors and frames. Internal Finishes: Emulsion paint to plastered walls and ceilings, vinyl flooring. Building Services: Full gas central heating to steel panel radiators, general lighting and power. Air handling not included.
Referencing details	Measure to GEA
Cost information notes	Exclude: External works and services All loose fixture and fittings. A reduction of 5% is to be made where the shorter side of a building with a ratio of 1:1.5 is adjoining another property.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Control Rooms
CG Code	40U04F
Specific	Brick
Descriptive	Detached single storey 51 to 100m2
Tech1	up to 3.5m eaves height internally
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,067
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Strip or trench fill concrete with 200mm reinforced, insulated concrete floor slab. Frame: None: Roof: Timber flat roof with single polymer covering. External Walls: Brick and block cavity walls with insulation plasterboard. Windows and Doors: Double glazed uPVC windows, Heavy duty softwood external doors. Internal Walls: Metal stud partitions painted plasterboard finish with softwood doors and frames. Internal Finishes: Emulsion paint to plastered walls and ceilings, vinyl flooring. Building Services: Full gas central heating to steel panel radiators, general lighting and power. Air handling not included.
Referencing details	Measure to GEA
Cost information notes	Exclude: External works and services All loose fixture and fittings. A reduction of 5% is to be made where the shorter side of a building with a ratio of 1:1.5 is adjoining another property.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Control Rooms
CG Code	40U04K
Specific	Brick
Descriptive	Detached single storey 51 to 100m2
Tech1	up to 4.0m eaves height internally
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,107
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Strip or trench fill concrete with 200mm reinforced, insulated concrete floor slab. Frame: None: Roof: Timber flat roof with single polymer covering. External Walls: Brick and block cavity walls with insulation plasterboard. Windows and Doors: Double glazed uPVC windows, Heavy duty softwood external doors. Internal Walls: Metal stud partitions painted plasterboard finish with softwood doors and frames. Internal Finishes: Emulsion paint to plastered walls and ceilings, vinyl flooring. Building Services: Full gas central heating to steel panel radiators, general lighting and power. Air handling not included.
Referencing details	Measure to GEA
Cost information notes	Exclude: External works and services All loose fixture and fittings. A reduction of 5% is to be made where the shorter side of a building with a ratio of 1:1.5 is adjoining another property.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Control Rooms
CG Code	40U06A
Specific	Brick
Descriptive	Detached two storey > 100m2
Tech1	up to 4.0m eaves height internally
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£876
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Strip or trench fill concrete with 200mm reinforced, insulated concrete floor slab. Frame: None: Roof: Timber flat roof with single polymer covering. External Walls: Brick and block cavity walls with insulation plasterboard. Windows and Doors: Double glazed uPVC windows, Heavy duty softwood external doors. Internal Walls: Metal stud partitions painted plasterboard finish with softwood doors and frames. Internal Finishes: Emulsion paint to plastered walls and ceilings, vinyl flooring. Building Services: Full gas central heating to steel panel radiators, general lighting and power. Air handling not included.
Referencing details	Measure to GEA
Cost information notes	Exclude: External works and services All loose fixture and fittings. A reduction of 5% is to be made where the shorter side of a building with a ratio of 1:1.5 is adjoining another property.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Control Rooms
CG Code	40U10A
Specific	Internal within Building
Descriptive	single floor <=25m2
Tech1	up to 3m eaves height internally
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£956
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: - Foundations: None. Upper Floors: None. Roof: Flat timber roof no waterproof covering. External Walls: Single skin insulated timber frame with cement fibre profile cladding and plasterboard inner face. Windows and Doors: Double glazed uPVC. Internal Walls: Metal stud partitions. Internal Finishes: Emulsion paint to plastered walls and ceilings, vinyl sheet flooring. Building Services: Basic lighting and heating. Heating from main building. This structure is within an existing building. Variations may include brick walls, timber windows, raised access floors and built between storey heights.
Referencing details	Measure to GEA
Cost information notes	Exclude: External works and services All loose fixture and fittings. A reduction of 5% is to be made where the shorter side of a building with a ratio of 1:1.5 is adjoining another property.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Control Rooms
CG Code	40U10F
Specific	Internal within Building
Descriptive	single floor <=25m2
Tech1	up to 3.5m eaves height internally
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,028
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: - Foundations: None. Upper Floors: None. Roof: Flat timber roof no waterproof covering. External Walls: Single skin insulated timber frame with cement fibre profile cladding and plasterboard inner face. Windows and Doors: Double glazed uPVC. Internal Walls: Metal stud partitions. Internal Finishes: Emulsion paint to plastered walls and ceilings, vinyl sheet flooring. Building Services: Basic lighting and heating. Heating from main building. This structure is within an existing building. Variations may include brick walls, timber windows, raised access floors and built between storey heights.
Referencing details	Measure to GEA
Cost information notes	Exclude: External works and services All loose fixture and fittings. A reduction of 5% is to be made where the shorter side of a building with a ratio of 1:1.5 is adjoining another property.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Control Rooms
CG Code	40U10K
Specific	Internal within Building
Descriptive	single floor <=25m2
Tech1	up to 4m eaves height internally
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,098
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: - Foundations: None. Upper Floors: None. Roof: Flat timber roof no waterproof covering. External Walls: Single skin insulated timber frame with cement fibre profile cladding and plasterboard inner face. Windows and Doors: Double glazed uPVC. Internal Walls: Metal stud partitions. Internal Finishes: Emulsion paint to plastered walls and ceilings, vinyl sheet flooring. Building Services: Basic lighting and heating. Heating from main building. This structure is within an existing building. Variations may include brick walls, timber windows, raised access floors and built between storey heights.
Referencing details	Measure to GEA
Cost information notes	Exclude: External works and services All loose fixture and fittings. A reduction of 5% is to be made where the shorter side of a building with a ratio of 1:1.5 is adjoining another property.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Control Rooms
CG Code	40U20A
Specific	Internal within Building
Descriptive	single floor 26 - 50m2
Tech1	up to 3m eaves height internally
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£716
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: - Foundations: None. Upper Floors: None. Roof: Flat timber roof no waterproof covering. External Walls: Single skin insulated timber frame with cement fibre profile cladding and plasterboard inner face. Windows and Doors: Double glazed uPVC. Internal Walls: Metal stud partitions. Internal Finishes: Emulsion paint to plastered walls and ceilings, vinyl sheet flooring. Building Services: Basic lighting and heating. Heating from main building. This structure is within an existing building. Variations may include brick walls, timber windows, raised access floors and built between storey heights.
Referencing details	Measure to GEA
Cost information notes	Exclude: External works and services All loose fixture and fittings. A reduction of 5% is to be made where the shorter side of a building with a ratio of 1:1.5 is adjoining another property.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Control Rooms
CG Code	40U20F
Specific	Internal within Building
Descriptive	single floor 26 - 50m2
Tech1	up to 3.5m eaves height internally
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£765
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: - Foundations: None. Upper Floors: None. Roof: Flat timber roof no waterproof covering. External Walls: Single skin insulated timber frame with cement fibre profile cladding and plasterboard inner face. Windows and Doors: Double glazed uPVC. Internal Walls: Metal stud partitions. Internal Finishes: Emulsion paint to plastered walls and ceilings, vinyl sheet flooring. Building Services: Basic lighting and heating. Heating from main building. This structure is within an existing building. Variations may include brick walls, timber windows, raised access floors and built between storey heights.
Referencing details	Measure to GEA
Cost information notes	Exclude: External works and services All loose fixture and fittings. A reduction of 5% is to be made where the shorter side of a building with a ratio of 1:1.5 is adjoining another property.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Control Rooms
CG Code	40U20K
Specific	Internal within Building
Descriptive	single floor 26 - 50m2
Tech1	up to 4m eaves height internally
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£813
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: - Foundations: None. Upper Floors: None. Roof: Flat timber roof no waterproof covering. External Walls: Single skin insulated timber frame with cement fibre profile cladding and plasterboard inner face. Windows and Doors: Double glazed uPVC. Internal Walls: Metal stud partitions. Internal Finishes: Emulsion paint to plastered walls and ceilings, vinyl sheet flooring. Building Services: Basic lighting and heating. Heating from main building. This structure is within an existing building. Variations may include brick walls, timber windows, raised access floors and built between storey heights.
Referencing details	Measure to GEA
Cost information notes	Exclude: External works and services All loose fixture and fittings. A reduction of 5% is to be made where the shorter side of a building with a ratio of 1:1.5 is adjoining another property.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Conveyors
CG Code	205E30
Specific	Cover Plate
Descriptive	Steel
Tech1	2mm
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£81
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The cover plate sits structurally between the supporting structure and the conveyor rollers and belting. Plate will be nominally 2mm thick across width of structure. The specification of light and heavy steel support frame pieces is similar however the light frame is of smaller cross section, lower height with smaller angle legs and thus unable to support the heavier loads imparted. Increased steel work size for heavy frames The cover plate is assumed to be 2mm thick and of carbon/mild steel. This is added over the steel conveyor support under the belt to prevent produce from dropping under the belt. In some cases there may be additional cladding to the sides or roof and this is an additional cost. All steelwork is taken as being galvanised.
Referencing details	Width of conveyor and length in m. Area of plate = m2 Any additional cladding to sides or roof should be noted and added.
Cost information notes	For walkways over and at side of conveyor, carried from same framework see Stairways, Ladders and Walkways. For mesh flooring see Floors, GRP or Weld mesh. For cladding see External Walls cladding
rateable element	Unless the conveyor is being rated under Class 1 List of Accessories 1 the belt, drive motor and idler sets are not rateable and thus the steel supports
non rateable element	Belt, motor and idlers (unless rated under List of Accessories 1).
Adjusted Plant and Machinery	Platforms, stairways
Number of items adjusted	It is assumed that the item forms part of an "average size industrial, commercial or office complex". Where it would be normal to find more than one item in such a hereditament the ERC stated has been adjusted to reflect any number / quantity, discount. These figures are NOT one off figures.

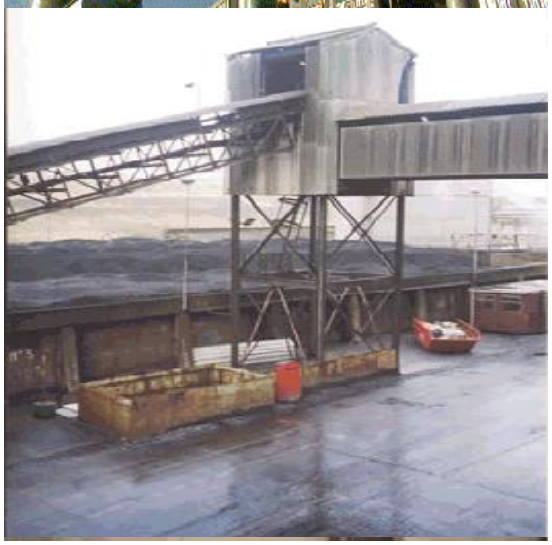
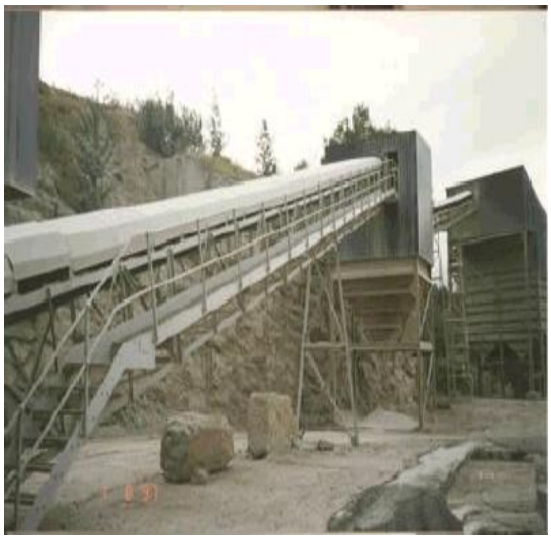
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical photos of Conveyors with cover plates
Photo notes	-
Photo1	
Photo2	

Photo3



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Generic Category	Conveyors
CG Code	205A01
Specific	Enclosed
Descriptive	Excluding walkway
Tech1	Housing 1.5m width x 3.0m height
Tech2	Span 10 - 20m excludes conveyor
Unit size	-
Unit of measurement	m
ERC	£3,616
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The housing comprises a supporting framework to the conveyor all enclosed with light steel frame with weather tight profiled metal cladding.
Referencing details	Length and Width of Housing
Cost information notes	Excludes trestle and conveyor
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical enclosed conveyor housings
Photo notes	-

Photo1

Photo2

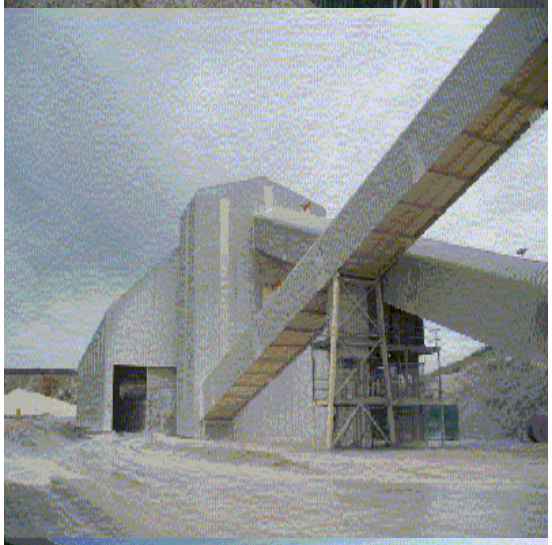

Photo3

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Generic Category	Conveyors
CG Code	205A02
Specific	Enclosed
Descriptive	Including 0.8m wide walkway
Tech1	Housing 2.5m width x 3.0m height
Tech2	Span 10 - 20m excludes conveyor
Unit size	-
Unit of measurement	m
ERC	£4,522
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The housing comprises a supporting framework to the conveyor and single access walkway all enclosed with light steel frame with weather tight profiled metal cladding
Referencing details	Length and Width of Walkway and Housing
Cost information notes	Excludes trestle and conveyor
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical enclosed conveyor housings
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Conveyors
CG Code	205A03
Specific	Junction house
Descriptive	1 floor
Tech1	Ht 4.0m
Tech2	60m³
Unit size	-
Unit of measurement	Each
ERC	£16,805
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A Conveyor Junction House is found at changes in direction and level of the conveyor system. General construction is typically a cladded steel framed structure sitting on a support steel framework (additional cost). The steel work of the cladded junction house includes universal columns 203mm X 203mm X 46kg/m with horizontal frame bracing of universal beams 203mm x 133mm x 25kg/m. The latter usually provides the rafters for any housing roof. The main structure is usually cross braced with 150mm x 150mm x 15kg/m angle section members. The junction house is usually clad in either painted, galvanised or plasticoated single skin profiled steel sheeting affixed to rails or purlins. The roof is similarly clad with ridge, flashing and eaves trims. Height of housing structure is typically 4m with a single floor. Floor construction is commonly chequer plate floor on treated timber joists fixed between steel frame members. Stairs or access ladders need to be added as applicable.
Referencing details	Total VOLUME of the cladded junction house covered by roof. Excludes supports , structures and foundations
Cost information notes	Excludes support frame and foundations. Stairs or access ladders need to be added as applicable. Lightning protection to be added as applicable. For additional cost of extra walkways see 215N11 or similar.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Additional cost for Lighting & Power use code 205A0V1, Additional cost for Lightning protection use code 205A0V2
Photo description	Typical Conveyor Junction Houses
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Conveyors
CG Code	205A04
Specific	Junction house
Descriptive	1 floor
Tech1	Ht 4.0m
Tech2	150m³
Unit size	-
Unit of measurement	Each
ERC	£29,812
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A Conveyor Junction House is found at changes in direction and level of the conveyor system. General construction is typically a cladded steel framed structure sitting on a support steel framework (additional cost). The steel work of the cladded junction house includes universal columns 203mm X 203mm X 46kg/m with horizontal frame bracing of universal beams 203mm x 133mm x 25kg/m. The latter usually provides the rafters for any housing roof. The main structure is usually cross braced with 150mm x 150mm x 15kg/m angle section members. The junction house is usually clad in either painted, galvanised or plasticoated single skin profiled steel sheeting affixed to rails or purlins. The roof is similarly clad with ridge, flashing and eaves trims. Height of housing structure is typically 4m with a single floor. Floor construction is commonly chequer plate floor on treated timber joists fixed between steel frame members. Stairs or access ladders need to be added as applicable.
Referencing details	Total VOLUME of the cladded junction house covered by roof. Excludes supports , structures and foundations
Cost information notes	Excludes support frame and foundations. Stairs or access ladders need to be added as applicable. Lightning protection to be added as applicable. For additional cost of extra walkways see 215N11 or similar.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Additional cost for Lighting & Power use code 205A0V1, Additional cost for Lightning protection use code 205A0V2
Photo description	Typical Conveyor Junction Houses
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Conveyors
CG Code	205A07
Specific	Junction house
Descriptive	1 floor
Tech1	Ht 4.5m
Tech2	900m³
Unit size	-
Unit of measurement	Each
ERC	£104,894
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A Conveyor Junction House is found at changes in direction and level of the conveyor system. General construction is typically a cladded steel framed structure sitting on a support steel framework (additional cost). The steel work of the cladded junction house includes universal columns 203mm X 203mm X 46kg/m with horizontal frame bracing of universal beams 203mm x 133mm x 25kg/m. The latter usually provides the rafters for any housing roof. The main structure is usually cross braced with 150mm x 150mm x 15kg/m angle section members. The junction house is usually clad in either painted, galvanised or plasticoated single skin profiled steel sheeting affixed to rails or purlins. The roof is similarly clad with ridge, flashing and eaves trims. Height of housing structure is typically 4.5m with a single floor. Floor construction is commonly chequer plate floor on treated timber joists fixed between steel frame members. Stairs or access ladders need to be added as applicable.
Referencing details	Total VOLUME of the cladded junction house covered by roof. Excludes supports , structures and foundations
Cost information notes	Excludes support frame and foundations. Stairs or access ladders need to be added as applicable. Lightning protection to be added as applicable. For additional cost of extra walkways see 215N11 or similar.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Additional cost for Lighting & Power use code 205A0V1, Additional cost for Lightning protection use code 205A0V2
Photo description	Typical Conveyor Junction Houses
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Conveyors
CG Code	205A08
Specific	Junction house
Descriptive	1 floor
Tech1	Ht 4.5m
Tech2	1200m³
Unit size	-
Unit of measurement	Each
ERC	£135,915
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A Conveyor Junction House is found at changes in direction and level of the conveyor system. General construction is typically a cladded steel framed structure sitting on a support steel framework (additional cost). The steel work of the cladded junction house includes universal columns 203mm X 203mm X 46kg/m with horizontal frame bracing of universal beams 203mm x 133mm x 25kg/m. The latter usually provides the rafters for any housing roof. The main structure is usually cross braced with 150mm x 150mm x 15kg/m angle section members. The junction house is usually clad in either painted, galvanised or plasticoated single skin profiled steel sheeting affixed to rails or purlins. The roof is similarly clad with ridge, flashing and eaves trims. Height of housing structure is typically 4.5m with a single floor. Floor construction is commonly chequer plate floor on treated timber joists fixed between steel frame members. Stairs or access ladders need to be added as applicable.
Referencing details	Total VOLUME of the cladded junction house covered by roof. Excludes supports , structures and foundations
Cost information notes	Excludes support frame and foundations. Stairs or access ladders need to be added as applicable. Lightning protection to be added as applicable. For additional cost of extra walkways see 215N11 or similar.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Additional cost for Lighting & Power use code 205A0V1, Additional cost for Lightning protection use code 205A0V2
Photo description	Typical Conveyor Junction Houses
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Conveyors
CG Code	205A09
Specific	Junction house
Descriptive	1 floor
Tech1	Ht 4.5m
Tech2	1500m³
Unit size	-
Unit of measurement	Each
ERC	£163,674
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A Conveyor Junction House is found at changes in direction and level of the conveyor system. General construction is typically a cladded steel framed structure sitting on a support steel framework (additional cost). The steel work of the cladded junction house includes universal columns 203mm X 203mm X 46kg/m with horizontal frame bracing of universal beams 203mm x 133mm x 25kg/m. The latter usually provides the rafters for any housing roof. The main structure is usually cross braced with 150mm x 150mm x 15kg/m angle section members. The junction house is usually clad in either painted, galvanised or plasticoated single skin profiled steel sheeting affixed to rails or purlins. The roof is similarly clad with ridge, flashing and eaves trims. Height of housing structure is typically 4.5m with a single floor. Floor construction is commonly chequer plate floor on treated timber joists fixed between steel frame members. Stairs or access ladders need to be added as applicable.
Referencing details	Total VOLUME of the cladded junction house covered by roof. Excludes supports , structures and foundations
Cost information notes	Excludes support frame and foundations. Stairs or access ladders need to be added as applicable. Lightning protection to be added as applicable. For additional cost of extra walkways see 215N11 or similar.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Additional cost for Lighting & Power use code 205A0V1, Additional cost for Lightning protection use code 205A0V2
Photo description	Typical Conveyor Junction Houses
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Conveyors
CG Code	205A05
Specific	Junction house
Descriptive	2 floors
Tech1	Ht 7.0m
Tech2	300m³
Unit size	-
Unit of measurement	Each
ERC	£59,514
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A Conveyor Junction House is found at changes in direction and level of the conveyor system. General construction is typically a cladded steel framed structure sitting on a support steel framework (additional cost). The steel work of the cladded junction house includes universal columns 203mm X 203mm X 46kg/m with horizontal frame bracing of universal beams 203mm x 133mm x 25kg/m. The latter usually provides the rafters for any housing roof. The main structure is usually cross braced with 150mm x 150mm x 15kg/m angle section members. The junction house is usually clad in either painted, galvanised or plasticoated single skin profiled steel sheeting affixed to rails or purlins. The roof is similarly clad with ridge, flashing and eaves trims. Height of housing structure is typically 7.0m with two floors. Floor construction is commonly chequer plate floor on treated timber joists fixed between steel frame members. Stairs or access ladders need to be added as applicable.
Referencing details	Total VOLUME of the cladded junction house covered by roof. Excludes supports , structures and foundations
Cost information notes	Excludes support frame and foundations. Stairs or access ladders need to be added as applicable. Lightning protection to be added as applicable. For additional cost of extra walkways see 215N11 or similar.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Additional cost for Lighting & Power use code 205A0V1, Additional cost for Lightning protection use code 205A0V2
Photo description	Typical Conveyor Junction Houses
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Conveyors
CG Code	205A06
Specific	Junction house
Descriptive	2 floors
Tech1	Ht 7.0m
Tech2	600m³
Unit size	-
Unit of measurement	Each
ERC	£98,153
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A Conveyor Junction House is found at changes in direction and level of the conveyor system. General construction is typically a cladded steel framed structure sitting on a support steel framework (additional cost). The steel work of the cladded junction house includes universal columns 203mm X 203mm X 46kg/m with horizontal frame bracing of universal beams 203mm x 133mm x 25kg/m. The latter usually provides the rafters for any housing roof. The main structure is usually cross braced with 150mm x 150mm x 15kg/m angle section members. The junction house is usually clad in either painted, galvanised or plasticoated single skin profiled steel sheeting affixed to rails or purlins. The roof is similarly clad with ridge, flashing and eaves trims. Height of housing structure is typically 7.0m with two floors. Floor construction is commonly chequer plate floor on treated timber joists fixed between steel frame members. Stairs or access ladders need to be added as applicable.
Referencing details	Total VOLUME of the cladded junction house covered by roof. Excludes supports , structures and foundations
Cost information notes	Excludes support frame and foundations. Stairs or access ladders need to be added as applicable. Lightning protection to be added as applicable. For additional cost of extra walkways see 215N11 or similar.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Additional cost for Lighting & Power use code 205A0V1, Additional cost for Lightning protection use code 205A0V2
Photo description	Typical Conveyor Junction Houses
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Conveyors
CG Code	205A10
Specific	Junction house
Descriptive	2 floor
Tech1	Ht 13.5m
Tech2	1800m³
Unit size	-
Unit of measurement	Each
ERC	£219,036
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A Conveyor Junction House is found at changes in direction and level of the conveyor system. General construction is typically a cladded steel framed structure sitting on a support steel framework (additional cost). The steel work of the cladded junction house includes universal columns 254mm X 254mm X 73kg/m with horizontal frame bracing of universal beams 254mm x 146mm x 31kg/m. The latter usually provides the rafters for any housing roof. The main structure is usually cross braced with 150mm x 150mm x 15kg/m angle section members. The junction house is usually clad in either painted, galvanised or plasticoated single skin profiled steel sheeting affixed to rails or purlins. The roof is similarly clad with ridge, flashing and eaves trims. Height of housing structure is typically 13.5m with two floors. Floor construction is commonly chequer plate floor on treated timber joists fixed between steel frame members. Stairs or access ladders need to be added as applicable.
Referencing details	Total VOLUME of the cladded junction house covered by roof. Excludes supports , structures and foundations
Cost information notes	Excludes support frame and foundations. Stairs or access ladders need to be added as applicable. Lightning protection to be added as applicable. For additional cost of extra walkways see 215N11 or similar.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Additional cost for Lighting & Power use code 205A0V1, Additional cost for Lightning protection use code 205A0V2
Photo description	Typical Conveyor Junction Houses
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Conveyors
CG Code	205A11
Specific	Junction house
Descriptive	2 floor
Tech1	Ht 13.5m
Tech2	2100m³
Unit size	-
Unit of measurement	Each
ERC	£223,580
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A Conveyor Junction House is found at changes in direction and level of the conveyor system. General construction is typically a cladded steel framed structure sitting on a support steel framework (additional cost). The steel work of the cladded junction house includes universal columns 254mm X 254mm X 73kg/m with horizontal frame bracing of universal beams 254mm x 146mm x 31kg/m. The latter usually provides the rafters for any housing roof. The main structure is usually cross braced with 150mm x 150mm x 15kg/m angle section members. The junction house is usually clad in either painted, galvanised or plasticoated single skin profiled steel sheeting affixed to rails or purlins. The roof is similarly clad with ridge, flashing and eaves trims. Height of housing structure is typically 13.5m with two floors. Floor construction is commonly chequer plate floor on treated timber joists fixed between steel frame members. Stairs or access ladders need to be added as applicable.
Referencing details	Total VOLUME of the cladded junction house covered by roof. Excludes supports , structures and foundations
Cost information notes	Excludes support frame and foundations. Stairs or access ladders need to be added as applicable. Lightning protection to be added as applicable. For additional cost of extra walkways see 215N11 or similar.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Additional cost for Lighting & Power use code 205A0V1, Additional cost for Lightning protection use code 205A0V2
Photo description	Typical Conveyor Junction Houses
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Conveyors
CG Code	205A12
Specific	Junction house
Descriptive	2 floor
Tech1	Ht 13.5m
Tech2	2300m³
Unit size	-
Unit of measurement	Each
ERC	£246,056
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A Conveyor Junction House is found at changes in direction and level of the conveyor system. General construction is typically a cladded steel framed structure sitting on a support steel framework (additional cost). The steel work of the cladded junction house includes universal columns 254mm X 254mm X 73kg/m with horizontal frame bracing of universal beams 254mm x 146mm x 31kg/m. The latter usually provides the rafters for any housing roof. The main structure is usually cross braced with 150mm x 150mm x 15kg/m angle section members. The junction house is usually clad in either painted, galvanised or plasticoated single skin profiled steel sheeting affixed to rails or purlins. The roof is similarly clad with ridge, flashing and eaves trims. Height of housing structure is typically 13.5m with two floors. Floor construction is commonly chequer plate floor on treated timber joists fixed between steel frame members. Stairs or access ladders need to be added as applicable.
Referencing details	Total VOLUME of the cladded junction house covered by roof. Excludes supports , structures and foundations
Cost information notes	Excludes support frame and foundations. Stairs or access ladders need to be added as applicable. Lightning protection to be added as applicable. For additional cost of extra walkways see 215N11 or similar.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Additional cost for Lighting & Power use code 205A0V1, Additional cost for Lightning protection use code 205A0V2
Photo description	Typical Conveyor Junction Houses
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Conveyors
CG Code	205A13
Specific	Junction house
Descriptive	2 floor
Tech1	Ht 13.5m
Tech2	2600m³
Unit size	-
Unit of measurement	Each
ERC	£263,006
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A Conveyor Junction House is found at changes in direction and level of the conveyor system. General construction is typically a cladded steel framed structure sitting on a support steel framework (additional cost). The steel work of the cladded junction house includes universal columns 254mm X 254mm X 73kg/m with horizontal frame bracing of universal beams 254mm x 146mm x 31kg/m. The latter usually provides the rafters for any housing roof. The main structure is usually cross braced with 150mm x 150mm x 15kg/m angle section members. The junction house is usually clad in either painted, galvanised or plasticoated single skin profiled steel sheeting affixed to rails or purlins. The roof is similarly clad with ridge, flashing and eaves trims. Height of housing structure is typically 13.5m with two floors. Floor construction is commonly chequer plate floor on treated timber joists fixed between steel frame members. Stairs or access ladders need to be added as applicable.
Referencing details	Total VOLUME of the cladded junction house covered by roof. Excludes supports , structures and foundations
Cost information notes	Excludes support frame and foundations. Stairs or access ladders need to be added as applicable. Lightning protection to be added as applicable. For additional cost of extra walkways see 215N11 or similar.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Additional cost for Lighting & Power use code 205A0V1, Additional cost for Lightning protection use code 205A0V2
Photo description	Typical Conveyor Junction Houses
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Conveyors
CG Code	205A14
Specific	Junction house
Descriptive	2 floor
Tech1	Ht 13.5m
Tech2	2900m³
Unit size	-
Unit of measurement	Each
ERC	£291,242
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A Conveyor Junction House is found at changes in direction and level of the conveyor system. General construction is typically a cladded steel framed structure sitting on a support steel framework (additional cost). The steel work of the cladded junction house includes universal columns 254mm X 254mm X 73kg/m with horizontal frame bracing of universal beams 254mm x 146mm x 31kg/m. The latter usually provides the rafters for any housing roof. The main structure is usually cross braced with 150mm x 150mm x 15kg/m angle section members. The junction house is usually clad in either painted, galvanised or plasticoated single skin profiled steel sheeting affixed to rails or purlins. The roof is similarly clad with ridge, flashing and eaves trims. Height of housing structure is typically 13.5m with two floors. Floor construction is commonly chequer plate floor on treated timber joists fixed between steel frame members. Stairs or access ladders need to be added as applicable.
Referencing details	Total VOLUME of the cladded junction house covered by roof. Excludes supports , structures and foundations
Cost information notes	Excludes support frame and foundations. Stairs or access ladders need to be added as applicable. Lightning protection to be added as applicable. For additional cost of extra walkways see 215N11 or similar.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Additional cost for Lighting & Power use code 205A0V1, Additional cost for Lightning protection use code 205A0V2
Photo description	Typical Conveyor Junction Houses
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Conveyors
CG Code	205A15
Specific	Junction house
Descriptive	3 floors
Tech1	Ht 20.0m
Tech2	3200m³
Unit size	-
Unit of measurement	Each
ERC	£372,622
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A Conveyor Junction House is found at changes in direction and level of the conveyor system. General construction is typically a cladded steel framed structure sitting on a support steel framework (additional cost). The steel work of the cladded junction house includes universal columns 305mm X 305mm X 97kg/m with horizontal frame bracing of universal beams 305mm x 165mm x 40kg/m. The latter usually provides the rafters for any housing roof. The main structure is usually cross braced with 150mm x 150mm x 15kg/m angle section members. The junction house is usually clad in either painted, galvanised or plasticoated single skin profiled steel sheeting affixed to rails or purlins. The roof is similarly clad with ridge, flashing and eaves trims. Height of housing structure is typically 20.0m with three floors. Floor construction is commonly chequer plate floor on treated timber joists fixed between steel frame members. Stairs or access ladders need to be added as applicable.
Referencing details	Total VOLUME of the cladded junction house covered by roof. Excludes supports , structures and foundations
Cost information notes	Excludes support frame and foundations. Stairs or access ladders need to be added as applicable. Lightning protection to be added as applicable. For additional cost of extra walkways see 215N11 or similar.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Additional cost for Lighting & Power use code 205A0V1, Additional cost for Lightning protection use code 205A0V2
Photo description	Typical Conveyor Junction Houses
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Conveyors
CG Code	205A16
Specific	Junction house
Descriptive	3 floors
Tech1	Ht 20.0m
Tech2	3500m³
Unit size	-
Unit of measurement	Each
ERC	£388,572
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A Conveyor Junction House is found at changes in direction and level of the conveyor system. General construction is typically a cladded steel framed structure sitting on a support steel framework (additional cost). The steel work of the cladded junction house includes universal columns 305mm X 305mm X 97kg/m with horizontal frame bracing of universal beams 305mm x 165mm x 40kg/m. The latter usually provides the rafters for any housing roof. The main structure is usually cross braced with 150mm x 150mm x 15kg/m angle section members. The junction house is usually clad in either painted, galvanised or plasticoated single skin profiled steel sheeting affixed to rails or purlins. The roof is similarly clad with ridge, flashing and eaves trims. Height of housing structure is typically 20.0m with three floors. Floor construction is commonly chequer plate floor on treated timber joists fixed between steel frame members. Stairs or access ladders need to be added as applicable.
Referencing details	Total VOLUME of the cladded junction house covered by roof. Excludes supports , structures and foundations
Cost information notes	Excludes support frame and foundations. Stairs or access ladders need to be added as applicable. Lightning protection to be added as applicable. For additional cost of extra walkways see 215N11 or similar.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Additional cost for Lighting & Power use code 205A0V1, Additional cost for Lightning protection use code 205A0V2
Photo description	Typical Conveyor Junction Houses
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Conveyors
CG Code	205A17
Specific	Junction house
Descriptive	3 floors
Tech1	Ht 20.0m
Tech2	3800m³
Unit size	-
Unit of measurement	Each
ERC	£404,593
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A Conveyor Junction House is found at changes in direction and level of the conveyor system. General construction is typically a cladded steel framed structure sitting on a support steel framework (additional cost). The steel work of the cladded junction house includes universal columns 305mm X 305mm X 97kg/m with horizontal frame bracing of universal beams 305mm x 165mm x 40kg/m. The latter usually provides the rafters for any housing roof. The main structure is usually cross braced with 150mm x 150mm x 15kg/m angle section members. The junction house is usually clad in either painted, galvanised or plasticoated single skin profiled steel sheeting affixed to rails or purlins. The roof is similarly clad with ridge, flashing and eaves trims. Height of housing structure is typically 20.0m with three floors. Floor construction is commonly chequer plate floor on treated timber joists fixed between steel frame members. Stairs or access ladders need to be added as applicable.
Referencing details	Total VOLUME of the cladded junction house covered by roof. Excludes supports , structures and foundations
Cost information notes	Excludes support frame and foundations. Stairs or access ladders need to be added as applicable. Lightning protection to be added as applicable. For additional cost of extra walkways see 215N11 or similar.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Additional cost for Lighting & Power use code 205A0V1, Additional cost for Lightning protection use code 205A0V2
Photo description	Typical Conveyor Junction Houses
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Conveyors
CG Code	205A18
Specific	Junction house
Descriptive	3 floors
Tech1	Ht 20.0m
Tech2	4100m³
Unit size	-
Unit of measurement	Each
ERC	£420,681
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A Conveyor Junction House is found at changes in direction and level of the conveyor system. General construction is typically a cladded steel framed structure sitting on a support steel framework (additional cost). The steel work of the cladded junction house includes universal columns 305mm X 305mm X 97kg/m with horizontal frame bracing of universal beams 305mm x 165mm x 40kg/m. The latter usually provides the rafters for any housing roof. The main structure is usually cross braced with 150mm x 150mm x 15kg/m angle section members. The junction house is usually clad in either painted, galvanised or plasticoated single skin profiled steel sheeting affixed to rails or purlins. The roof is similarly clad with ridge, flashing and eaves trims. Height of housing structure is typically 20.0m with three floors. Floor construction is commonly chequer plate floor on treated timber joists fixed between steel frame members. Stairs or access ladders need to be added as applicable.
Referencing details	Total VOLUME of the cladded junction house covered by roof. Excludes supports , structures and foundations
Cost information notes	Excludes support frame and foundations. Stairs or access ladders need to be added as applicable. Lightning protection to be added as applicable. For additional cost of extra walkways see 215N11 or similar.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Additional cost for Lighting & Power use code 205A0V1, Additional cost for Lightning protection use code 205A0V2
Photo description	Typical Conveyor Junction Houses
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Conveyors
CG Code	205A19
Specific	Junction house - support frames
Descriptive	Steel supports
Tech1	Ht 4.0m
Tech2	60m³
Unit size	-
Unit of measurement	Each
ERC	£15,662
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction, Columns: Universal Columns 203mm X 203mm X 46kg/m with horizontal frame brace. Universal Beams 203mm x 133mm x 25kg/m also horizontal cross bracing to top and at height breaks, 150mm x 150mm x 15kg/m cross bracing, painted finished or galvanised with reinforced concrete pad foundation to each stanchion leg including holding down bolts and grouting to baseplate. Height of supporting structure 4m, no breaks.
Referencing details	Costs are unit costs for the height of support INCLUSIVE of foundations. (excludes piling)
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Junction Housing on top of support structure. Walkways and access ladders.
Number of items adjusted	For additional cost of extra walkways see 215N11 or similar. Costs include typical pad/isolated foundation. Costs exclude piling.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical support framework to Junction House
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Conveyors
CG Code	205A20
Specific	Junction house - support frames
Descriptive	Steel supports
Tech1	Ht 4.0m
Tech2	150m³
Unit size	-
Unit of measurement	Each
ERC	£24,329
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction, Columns: Universal Columns 203mm X 203mm X 46kg/m with horizontal frame brace. Universal Beams 203mm x 133mm x 25kg/m also horizontal cross bracing to top and at height breaks, 150mm x 150mm x 15kg/m cross bracing, painted finished or galvanised with reinforced concrete pad foundation to each stanchion leg including holding down bolts and grouting to baseplate. Height of supporting structure 4m, no breaks.
Referencing details	Costs are unit costs for the height of support INCLUSIVE of foundations. (excludes piling)
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Junction Housing on top of support structure. Walkways and access ladders.
Number of items adjusted	For additional cost of extra walkways see 215N11 or similar. Costs include typical pad/isolated foundation. Costs exclude piling.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical support framework to Junction House
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Conveyors
CG Code	205A21
Specific	Junction house - support frames
Descriptive	Steel supports
Tech1	Ht 7.0m
Tech2	300m³
Unit size	-
Unit of measurement	Each
ERC	£36,496
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction, Columns: Universal Columns 203mm X 203mm X 46kg/m with horizontal frame brace. Universal Beams 203mm x 133mm x 25kg/m also horizontal cross bracing to top and at height breaks, 150mm x 150mm x 15kg/m cross bracing, painted finished or galvanised with reinforced concrete pad foundation (10% increase for additional load bearing) to each stanchion leg including holding down bolts and grouting to baseplate. Height of supporting structure 7m with one break.
Referencing details	Costs are unit costs for the height of support INCLUSIVE of foundations. (excludes piling)
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Junction Housing on top of support structure. Walkways and access ladders.
Number of items adjusted	For additional cost of extra walkways see 215N11 or similar. Costs include typical pad/isolated foundation. Costs exclude piling.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical support framework to Junction House
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Conveyors
CG Code	205A22
Specific	Junction house - support frames
Descriptive	Steel supports
Tech1	Ht 7.0m
Tech2	600m³
Unit size	-
Unit of measurement	Each
ERC	£58,095
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction, Columns: Universal Columns 203mm X 203mm X 46kg/m with horizontal frame brace. Universal Beams 203mm x 133mm x 25kg/m also horizontal cross bracing to top and at height breaks, 150mm x 150mm x 15kg/m cross bracing, painted finished or galvanised with reinforced concrete pad foundation (10% increase for additional load bearing) to each stanchion leg including holding down bolts and grouting to baseplate. Height of supporting structure 7m with one break.
Referencing details	Costs are unit costs for the height of support INCLUSIVE of foundations. (excludes piling)
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Junction Housing on top of support structure. Walkways and access ladders.
Number of items adjusted	For additional cost of extra walkways see 215N11 or similar. Costs include typical pad/isolated foundation. Costs exclude piling.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical support framework to Junction House
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Conveyors
CG Code	205A23
Specific	Junction house - support frames
Descriptive	Steel supports
Tech1	Ht 7.0m
Tech2	900m³
Unit size	-
Unit of measurement	Each
ERC	£84,001
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction, Columns: Universal Columns 203mm X 203mm X 46kg/m with horizontal frame brace. Universal Beams 203mm x 133mm x 25kg/m also horizontal cross bracing to top and at height breaks, 150mm x 150mm x 15kg/m cross bracing, painted finished or galvanised with reinforced concrete pad foundation (10% increase for additional load bearing) to each stanchion leg including holding down bolts and grouting to baseplate. Height of supporting structure 7m with one break.
Referencing details	Costs are unit costs for the height of support INCLUSIVE of foundations. (excludes piling)
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Junction Housing on top of support structure. Walkways and access ladders.
Number of items adjusted	For additional cost of extra walkways see 215N11 or similar. Costs include typical pad/isolated foundation. Costs exclude piling.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical support framework to Junction House
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Conveyors
CG Code	205A24
Specific	Junction house - support frames
Descriptive	Steel supports
Tech1	Ht 7.0m
Tech2	1200m³
Unit size	-
Unit of measurement	Each
ERC	£106,879
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction, Columns: Universal Columns 203mm X 203mm X 46kg/m with horizontal frame brace. Universal Beams 203mm x 133mm x 25kg/m also horizontal cross bracing to top and at height breaks, 150mm x 150mm x 15kg/m cross bracing, painted finished or galvanised with reinforced concrete pad foundation (10% increase for additional load bearing) to each stanchion leg including holding down bolts and grouting to baseplate. Height of supporting structure 7m with one break.
Referencing details	Costs are unit costs for the height of support INCLUSIVE of foundations. (excludes piling)
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Junction Housing on top of support structure. Walkways and access ladders.
Number of items adjusted	For additional cost of extra walkways see 215N11 or similar. Costs include typical pad/isolated foundation. Costs exclude piling.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical support framework to Junction House
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Conveyors
CG Code	205A25
Specific	Junction house - support frames
Descriptive	Steel supports
Tech1	Ht 7.0m
Tech2	1500m³
Unit size	-
Unit of measurement	Each
ERC	£121,355
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction, Columns: Universal Columns 203mm X 203mm X 46kg/m with horizontal frame brace. Universal Beams 203mm x 133mm x 25kg/m also horizontal cross bracing to top and at height breaks, 150mm x 150mm x 15kg/m cross bracing, painted finished or galvanised with reinforced concrete pad foundation (10% increase for additional load bearing) to each stanchion leg including holding down bolts and grouting to baseplate. Height of supporting structure 7m with one break.
Referencing details	Costs are unit costs for the height of support INCLUSIVE of foundations. (excludes piling)
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Junction Housing on top of support structure. Walkways and access ladders.
Number of items adjusted	For additional cost of extra walkways see 215N11 or similar. Costs include typical pad/isolated foundation. Costs exclude piling.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical support framework to Junction House
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Conveyors
CG Code	205A26
Specific	Junction house - support frames
Descriptive	Steel supports
Tech1	Ht 7.0m
Tech2	1800m³
Unit size	-
Unit of measurement	Each
ERC	£72,608
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction, Columns: Universal Columns 203mm X 203mm X 46kg/m with horizontal frame brace. Universal Beams 203mm x 133mm x 25kg/m also horizontal cross bracing to top and at height breaks, 150mm x 150mm x 15kg/m cross bracing, painted finished or galvanised with reinforced concrete pad foundation (10% increase for additional load bearing) to each stanchion leg including holding down bolts and grouting to baseplate. Height of supporting structure 7m with one break.
Referencing details	Costs are unit costs for the height of support INCLUSIVE of foundations. (excludes piling)
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Junction Housing on top of support structure. Walkways and access ladders.
Number of items adjusted	For additional cost of extra walkways see 215N11 or similar. Costs include typical pad/isolated foundation. Costs exclude piling.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical support framework to Junction House
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Conveyors
CG Code	205A27
Specific	Junction house - support frames
Descriptive	Steel supports
Tech1	Ht 7.0m
Tech2	2100m³
Unit size	-
Unit of measurement	Each
ERC	£71,672
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction, Columns: Universal Columns 203mm X 203mm X 46kg/m with horizontal frame brace. Universal Beams 203mm x 133mm x 25kg/m also horizontal cross bracing to top and at height breaks, 150mm x 150mm x 15kg/m cross bracing, painted finished or galvanised with reinforced concrete pad foundation (10% increase for additional load bearing) to each stanchion leg including holding down bolts and grouting to baseplate. Height of supporting structure 7m with one break.
Referencing details	Costs are unit costs for the height of support INCLUSIVE of foundations. (excludes piling)
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Junction Housing on top of support structure. Walkways and access ladders.
Number of items adjusted	For additional cost of extra walkways see 215N11 or similar. Costs include typical pad/isolated foundation. Costs exclude piling.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical support framework to Junction House
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Conveyors
CG Code	205A28
Specific	Junction house - support frames
Descriptive	Steel supports
Tech1	Ht 7.0m
Tech2	2300m³
Unit size	-
Unit of measurement	Each
ERC	£81,399
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction, Columns: Universal Columns 203mm X 203mm X 46kg/m with horizontal frame brace. Universal Beams 203mm x 133mm x 25kg/m also horizontal cross bracing to top and at height breaks, 150mm x 150mm x 15kg/m cross bracing, painted finished or galvanised with reinforced concrete pad foundation (10% increase for additional load bearing) to each stanchion leg including holding down bolts and grouting to baseplate. Height of supporting structure 7m with one break.
Referencing details	Costs are unit costs for the height of support INCLUSIVE of foundations. (excludes piling)
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Junction Housing on top of support structure. Walkways and access ladders.
Number of items adjusted	For additional cost of extra walkways see 215N11 or similar. Costs include typical pad/isolated foundation. Costs exclude piling.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical support framework to Junction House
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Conveyors
CG Code	205A29
Specific	Junction house - support frames
Descriptive	Steel supports
Tech1	Ht 18.0m
Tech2	2600m³
Unit size	-
Unit of measurement	Each
ERC	£251,557
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction, Columns: Universal Columns 305mm X 305mm X 97kg/m with horizontal frame brace. Universal Beams 305mm x 165mm x 40kg/m also horizontal cross bracing to top and at height breaks, 150mm x 150mm x 15kg/m cross bracing, painted finished or galvanised with reinforced concrete pad foundation (20% increase for additional load bearing) to each stanchion leg including holding down bolts and grouting to baseplate. Height of supporting structure 18m with four breaks.
Referencing details	Costs are unit costs for the height of support INCLUSIVE of foundations. (excludes piling)
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Junction Housing on top of support structure. Walkways and access ladders.
Number of items adjusted	For additional cost of extra walkways see 215N11 or similar. Costs include typical pad/isolated foundation. Costs exclude piling.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical support framework to Junction House
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Conveyors
CG Code	205A30
Specific	Junction house - support frames
Descriptive	Steel supports
Tech1	Ht 18.0m
Tech2	2900m³
Unit size	-
Unit of measurement	Each
ERC	£282,074
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction, Columns: Universal Columns 305mm X 305mm X 97kg/m with horizontal frame brace. Universal Beams 305mm x 165mm x 40kg/m also horizontal cross bracing to top and at height breaks, 150mm x 150mm x 15kg/m cross bracing, painted finished or galvanised with reinforced concrete pad foundation (20% increase for additional load bearing) to each stanchion leg including holding down bolts and grouting to baseplate. Height of supporting structure 18m with four breaks.
Referencing details	Costs are unit costs for the height of support INCLUSIVE of foundations. (excludes piling)
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Junction Housing on top of support structure. Walkways and access ladders.
Number of items adjusted	For additional cost of extra walkways see 215N11 or similar. Costs include typical pad/isolated foundation. Costs exclude piling.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical support framework to Junction House
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Conveyors
CG Code	205A31
Specific	Junction house - support frames
Descriptive	Steel supports
Tech1	Ht 18.0m
Tech2	3200m³
Unit size	-
Unit of measurement	Each
ERC	£241,055
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction, Columns: Universal Columns 305mm X 305mm X 97kg/m with horizontal frame brace. Universal Beams 305mm x 165mm x 40kg/m also horizontal cross bracing to top and at height breaks, 150mm x 150mm x 15kg/m cross bracing, painted finished or galvanised with reinforced concrete pad foundation (20% increase for additional load bearing) to each stanchion leg including holding down bolts and grouting to baseplate. Height of supporting structure 18m with four breaks.
Referencing details	Costs are unit costs for the height of support INCLUSIVE of foundations. (excludes piling)
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Junction Housing on top of support structure. Walkways and access ladders.
Number of items adjusted	For additional cost of extra walkways see 215N11 or similar. Costs include typical pad/isolated foundation. Costs exclude piling.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical support framework to Junction House
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Conveyors
CG Code	205A32
Specific	Junction house - support frames
Descriptive	Steel supports
Tech1	Ht 18.0m
Tech2	3500m³
Unit size	-
Unit of measurement	Each
ERC	£245,849
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction, Columns: Universal Columns 305mm X 305mm X 97kg/m with horizontal frame brace. Universal Beams 305mm x 165mm x 40kg/m also horizontal cross bracing to top and at height breaks, 150mm x 150mm x 15kg/m cross bracing, painted finished or galvanised with reinforced concrete pad foundation (20% increase for additional load bearing) to each stanchion leg including holding down bolts and grouting to baseplate. Height of supporting structure 18m with four breaks.
Referencing details	Costs are unit costs for the height of support INCLUSIVE of foundations. (excludes piling)
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Junction Housing on top of support structure. Walkways and access ladders.
Number of items adjusted	For additional cost of extra walkways see 215N11 or similar. Costs include typical pad/isolated foundation. Costs exclude piling.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical support framework to Junction House
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Conveyors
CG Code	205A33
Specific	Junction house - support frames
Descriptive	Steel supports
Tech1	Ht 18.0m
Tech2	3800m³
Unit size	-
Unit of measurement	Each
ERC	£250,711
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction, Columns: Universal Columns 305mm X 305mm X 97kg/m with horizontal frame brace. Universal Beams 305mm x 165mm x 40kg/m also horizontal cross bracing to top and at height breaks, 150mm x 150mm x 15kg/m cross bracing, painted finished or galvanised with reinforced concrete pad foundation (20% increase for additional load bearing) to each stanchion leg including holding down bolts and grouting to baseplate. Height of supporting structure 18m with four breaks.
Referencing details	Costs are unit costs for the height of support INCLUSIVE of foundations. (excludes piling)
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Junction Housing on top of support structure. Walkways and access ladders.
Number of items adjusted	For additional cost of extra walkways see 215N11 or similar. Costs include typical pad/isolated foundation. Costs exclude piling.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical support framework to Junction House
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Conveyors
CG Code	205A34
Specific	Junction house - support frames
Descriptive	Steel supports
Tech1	Ht 43.0m
Tech2	4100m³
Unit size	-
Unit of measurement	Each
ERC	£952,365
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction, Columns: Universal Columns 610mm X 305mm X 238kg/m with horizontal frame brace. Universal Beams 305mm x 165mm x 40kg/m also horizontal cross bracing to top and at height breaks, 150mm x 150mm x 15kg/m cross bracing, painted finished or galvanised with reinforced concrete pad foundation (20% increase for additional load bearing) to each stanchion leg including holding down bolts and grouting to baseplate. Height of supporting structure 43m with ten breaks.
Referencing details	Costs are unit costs for the height of support INCLUSIVE of foundations. (excludes piling)
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Junction Housing on top of support structure. Walkways and access ladders.
Number of items adjusted	For additional cost of extra walkways see 215N11 or similar. Costs include typical pad/isolated foundation. Costs exclude piling.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical support framework to Junction House
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Conveyors
CG Code	205A0V1
Specific	Variation
Descriptive	Additional cost for Lighting & Power
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£17
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Additional costs to be used in conjunction with Codes 205A03 - 205A18
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Conveyors
CG Code	205A0V2
Specific	Variation
Descriptive	Additional cost for Lightning Protection
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£9
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Additional costs to be used in conjunction with Codes 205A03 - 205A18
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Conveyors
CG Code	3000ZE
Specific	Recovery tunnels
Descriptive	1.5m below ground level
Tech1	Width 5m x 3m depth
Tech2	15m²
Unit size	-
Unit of measurement	m
ERC	£3,216
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction : Excavate for base slab, earthwork support, working space, reinforced concrete slab (0.20m thick) on blinded hardcore; reinforced concrete walls (150mm thick) and reinforced concrete roof (250mm thick), including bar reinforcement and associated formwork, including allowance for preliminaries etc.
Referencing details	Costs do not include Asphalt tanking.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	NOTE: Costs for any lighting, power and ventilation should be added in addition.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Where roof level varies from those shown, costs should be interpolated or extrapolated as appropriate.
Photo description	Typical tunnels
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Conveyors
CG Code	3000ZH
Specific	Recovery tunnels
Descriptive	1.5m below ground level
Tech1	Width 2m x 2m depth
Tech2	4m²
Unit size	-
Unit of measurement	m
ERC	£1,396
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction : Excavate for base slab, earthwork support, working space, reinforced concrete slab (0.20m thick) on blinded hardcore; reinforced concrete walls (150mm thick) and reinforced concrete roof (250mm thick), including bar reinforcement and associated formwork, including allowance for preliminaries etc.
Referencing details	Costs do not include Asphalt tanking.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	NOTE: Costs for any lighting, power and ventilation should be added in addition.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Where roof level varies from those shown, costs should be interpolated or extrapolated as appropriate.
Photo description	Typical tunnels
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Conveyors
CG Code	3000ZJ
Specific	Recovery tunnels
Descriptive	1.5m below ground level
Tech1	Width 2m x 3m depth
Tech2	6m²
Unit size	-
Unit of measurement	m
ERC	£1,823
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction : Excavate for base slab, earthwork support, working space, reinforced concrete slab (0.20m thick) on blinded hardcore; reinforced concrete walls (150mm thick) and reinforced concrete roof (250mm thick), including bar reinforcement and associated formwork, including allowance for preliminaries etc.
Referencing details	Costs do not include Asphalt tanking.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	NOTE: Costs for any lighting, power and ventilation should be added in addition.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Where roof level varies from those shown, costs should be interpolated or extrapolated as appropriate.
Photo description	Typical tunnels
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Conveyors
CG Code	3000ZJA
Specific	Recovery tunnels
Descriptive	1.5m below ground level
Tech1	Width 3m x 2m depth
Tech2	6m²
Unit size	-
Unit of measurement	m
ERC	£1,803
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction : Excavate for base slab, earthwork support, working space, reinforced concrete slab (0.20m thick) on blinded hardcore; reinforced concrete walls (150mm thick) and reinforced concrete roof (250mm thick), including bar reinforcement and associated formwork, including allowance for preliminaries etc.
Referencing details	Costs do not include Asphalt tanking.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	NOTE: Costs for any lighting, power and ventilation should be added in addition.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Where roof level varies from those shown, costs should be interpolated or extrapolated as appropriate.
Photo description	Typical tunnels
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Conveyors
CG Code	3000ZK
Specific	Recovery tunnels
Descriptive	1.5m below ground level
Tech1	Width 3m x 3m depth
Tech2	9m²
Unit size	-
Unit of measurement	m
ERC	£2,287
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction : Excavate for base slab, earthwork support, working space, reinforced concrete slab (0.20m thick) on blinded hardcore; reinforced concrete walls (150mm thick) and reinforced concrete roof (250mm thick), including bar reinforcement and associated formwork, including allowance for preliminaries etc.
Referencing details	Costs do not include Asphalt tanking.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	NOTE: Costs for any lighting, power and ventilation should be added in addition.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Where roof level varies from those shown, costs should be interpolated or extrapolated as appropriate.
Photo description	Typical tunnels
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Conveyors
CG Code	3000ZL
Specific	Recovery tunnels
Descriptive	1.5m below ground level
Tech1	Width 4m x 3m depth
Tech2	12m²
Unit size	-
Unit of measurement	m
ERC	£2,752
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction : Excavate for base slab, earthwork support, working space, reinforced concrete slab (0.20m thick) on blinded hardcore; reinforced concrete walls (150mm thick) and reinforced concrete roof (250mm thick), including bar reinforcement and associated formwork, including allowance for preliminaries etc.
Referencing details	Costs do not include Asphalt tanking.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	NOTE: Costs for any lighting, power and ventilation should be added in addition.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Where roof level varies from those shown, costs should be interpolated or extrapolated as appropriate.
Photo description	Typical tunnels
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Conveyors
CG Code	3000ZA
Specific	Recovery tunnels
Descriptive	Ground level
Tech1	Width 2m x 3m depth
Tech2	6m²
Unit size	-
Unit of measurement	m
ERC	£1,345
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction : Excavate for base slab, earthwork support, working space, reinforced concrete slab (0.20m thick) on blinded hardcore; reinforced concrete walls (150mm thick) and reinforced concrete roof (150mm thick), including bar reinforcement and associated formwork.
Referencing details	Costs do not include Asphalt tanking.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	NOTE: Costs for any lighting, power and ventilation should be added in addition.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Types of tunnel
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Conveyors
CG Code	3000ZB
Specific	Recovery tunnels
Descriptive	Ground level
Tech1	Width 3m x 2m depth
Tech2	6m²
Unit size	-
Unit of measurement	m
ERC	£1,273
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction : Excavate for base slab, earthwork support, working space, reinforced concrete slab (0.20m thick) on blinded hardcore; reinforced concrete walls (150mm thick) and reinforced concrete roof (150mm thick), including bar reinforcement and associated formwork.
Referencing details	Costs do not include Asphalt tanking.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	NOTE: Costs for any lighting, power and ventilation should be added in addition.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical tunnels
Photo notes	-

Photo1

Photo2

Photo3

[Back]

Generic Category	Conveyors
CG Code	3000ZC
Specific	Recovery tunnels
Descriptive	Ground level
Tech1	Width 3m x 3m depth
Tech2	9m²
Unit size	-
Unit of measurement	m
ERC	£1,577
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction : Excavate for base slab, earthwork support, working space, reinforced concrete slab (0.20m thick) on blinded hardcore; reinforced concrete walls (150mm thick) and reinforced concrete roof (150mm thick), including bar reinforcement and associated formwork.
Referencing details	Costs do not include Asphalt tanking.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	NOTE: Costs for any lighting, power and ventilation should be added in addition.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical tunnels
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Conveyors
CG Code	3000ZD
Specific	Recovery tunnels
Descriptive	Ground level
Tech1	Width 2m x 2m depth
Tech2	4m²
Unit size	-
Unit of measurement	m
ERC	£1,040
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction : Excavate for base slab, earthwork support, working space, reinforced concrete slab (0.20m thick) on blinded hardcore; reinforced concrete walls (150mm thick) and reinforced concrete roof (150mm thick), including bar reinforcement and associated formwork.
Referencing details	Costs do not include Asphalt tanking.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	NOTE: Costs for any lighting, power and ventilation should be added in addition.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical tunnels
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Conveyors
CG Code	3000ZF
Specific	Recovery tunnels
Descriptive	Ground level
Tech1	Width 4m x 3m depth
Tech2	12m²
Unit size	-
Unit of measurement	m
ERC	£1,811
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction : Excavate for base slab, earthwork support, working space, reinforced concrete slab (0.20m thick) on blinded hardcore; reinforced concrete walls (150mm thick) and reinforced concrete roof (150mm thick), including bar reinforcement and associated formwork.
Referencing details	Costs do not include Asphalt tanking.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	NOTE: Costs for any lighting, power and ventilation should be added in addition.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical tunnels
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Conveyors
CG Code	3000ZG
Specific	Recovery tunnels
Descriptive	Ground level
Tech1	Width 5m x 3m depth
Tech2	15m²
Unit size	-
Unit of measurement	m
ERC	£2,044
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction : Excavate for base slab, earthwork support, working space, reinforced concrete slab (0.20m thick) on blinded hardcore; reinforced concrete walls (150mm thick) and reinforced concrete roof (150mm thick), including bar reinforcement and associated formwork.
Referencing details	Costs do not include Asphalt tanking.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	NOTE: Costs for any lighting, power and ventilation should be added in addition.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical tunnels
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Conveyors
CG Code	205E09
Specific	Steel frame supports
Descriptive	Heavy with cover plate
Tech1	Belt width 0.61m
Tech2	Frame width 1.06m
Unit size	-
Unit of measurement	m
ERC	£1,838
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction, 102mm x 51mm x 12.3kg/m Channel section horizontal framework; 80mm x 80mm x 13kg/m cross bracing and cross-rails bracing framework to form 1000mm deep box support at 600mm modules; painted finished or galvanised. NOTE: In some cases there maybe additional cladding to the sides and/or roof, which is an additional cost. A-frame trestles are costed separately under the applicable Cost Guide section.
Referencing details	In all cases the support width is assumed to be 450mm wider than the belt width. The cover plate is assumed to be 2mm thick and of carbon/mild steel. The cover is added over the steel conveyor support, under the belt, to prevent produce from dropping under the belt.
Cost information notes	Light support is assumed 600mm deep whilst heavy support is assumed 1,000mm deep.
rateable element	Unless the conveyor is being rated under Class1 List of Accessories 1 the belt, drive motor and idler sets are not rateable and thus the steel support structure frame will be rateable under Class 4 Table 3 supports.
non rateable element	Belt, motor and idlers (unless rated under List of Accessories 1).
Adjusted Plant and Machinery	NOTE: For walkways over and at the side of the conveyor, carried from the same framework; see Stairways, Ladders and Walkways. For mesh flooring see Floors, GRP or Weldmesh. For cladding see External Walls - cladding.
Number of items adjusted	The item can typically be found on an industrial or commercial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Photo 1 , 2 and 3 - Support framework to conveyor between support points- excludes trestles.

Photo notes -

Photo1

Photo2

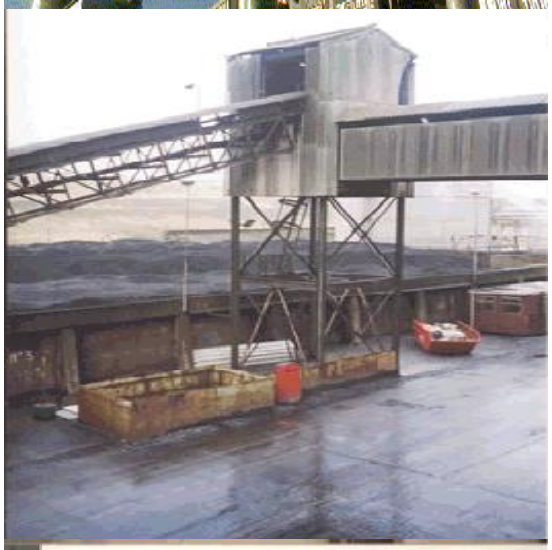
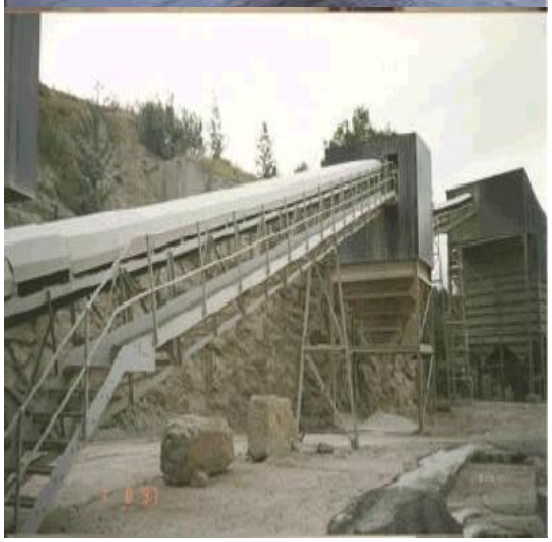


Photo3



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Generic Category	Conveyors
CG Code	205E11
Specific	Steel frame supports
Descriptive	Heavy with cover plate
Tech1	Belt width 0.91m
Tech2	Frame width 1.36m
Unit size	-
Unit of measurement	m
ERC	£2,039
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction, 102mm x 51mm x 12.3kg/m Channel section horizontal framework; 80mm x 80mm x 13kg/m cross bracing and cross-rails bracing framework to form 1000mm deep box support at 1350mm modules; painted finished or galvanised. NOTE: In some cases there maybe additional cladding to the sides and/or roof, which is an additional cost. A-frame trestles are costed separately under the applicable Cost Guide section.
Referencing details	In all cases the support width is assumed to be 450mm wider than the belt width. The cover plate is assumed to be 2mm thick and of carbon/mild steel. The cover is added over the steel conveyor support, under the belt, to prevent produce from dropping under the belt.
Cost information notes	Light support is assumed 600mm deep whilst heavy support is assumed 1,000mm deep.
rateable element	Unless the conveyor is being rated under Class1 List of Accessories 1 the belt, drive motor and idler sets are not rateable and thus the steel support structure frame will be rateable under Class 4 Table 3 supports.
non rateable element	Belt, motor and idlers (unless rated under List of Accessories 1).
Adjusted Plant and Machinery	NOTE: For walkways over and at the side of the conveyor, carried from the same framework; see Stairways, Ladders and Walkways. For mesh flooring see Floors, GRP or Weldmesh. For cladding see External Walls - cladding.
Number of items adjusted	The item can typically be found on an industrial or commercial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Photo 1 , 2 and 3 - Support framework to conveyor between support points- excludes trestles.

Photo notes -

Photo1

Photo2

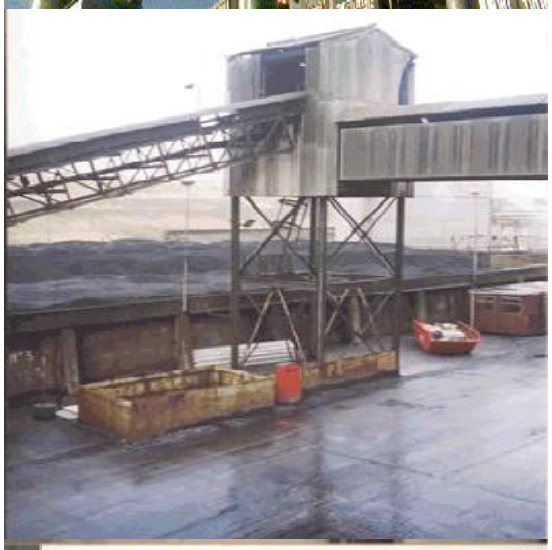
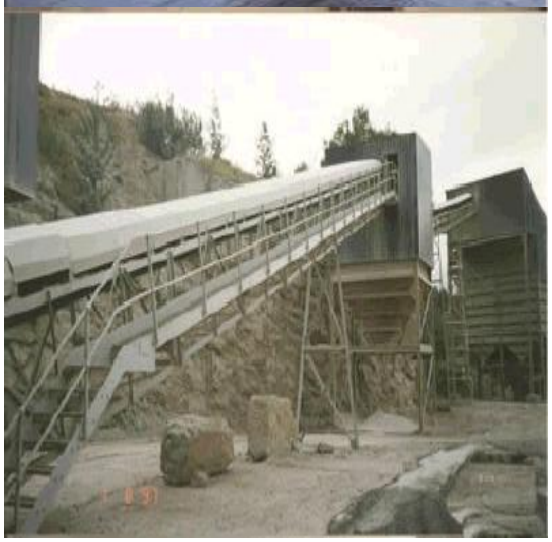


Photo3



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Generic Category	Conveyors
CG Code	205E13
Specific	Steel frame supports
Descriptive	Heavy with cover plate
Tech1	Belt width 1.22m
Tech2	Frame width 1.67m
Unit size	-
Unit of measurement	m
ERC	£2,250
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction, 102mm x 51mm x 12.3kg/m Channel section horizontal framework; 80mm x 80mm x 13kg/m cross bracing and cross-rails bracing framework to form 1000mm deep box support at 1350mm modules; painted finished or galvanised. NOTE: In some cases there maybe additional cladding to the sides and/or roof, which is an additional cost. A-frame trestles are costed separately under the applicable Cost Guide section.
Referencing details	In all cases the support width is assumed to be 450mm wider than the belt width. The cover plate is assumed to be 2mm thick and of carbon/mild steel. The cover is added over the steel conveyor support, under the belt, to prevent produce from dropping under the belt.
Cost information notes	Light support is assumed 600mm deep whilst heavy support is assumed 1,000mm deep.
rateable element	Unless the conveyor is being rated under Class1 List of Accessories 1 the belt, drive motor and idler sets are not rateable and thus the steel support structure frame will be rateable under Class 4 Table 3 supports.
non rateable element	Belt, motor and idlers (unless rated under List of Accessories 1).
Adjusted Plant and Machinery	NOTE: For walkways over and at the side of the conveyor, carried from the same framework; see Stairways, Ladders and Walkways. For mesh flooring see Floors, GRP or Weldmesh. For cladding see External Walls - cladding.
Number of items adjusted	The item can typically be found on an industrial or commercial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Photo 1 , 2 and 3 - Support framework to conveyor between support points- excludes trestles.

Photo notes -

Photo1

Photo2

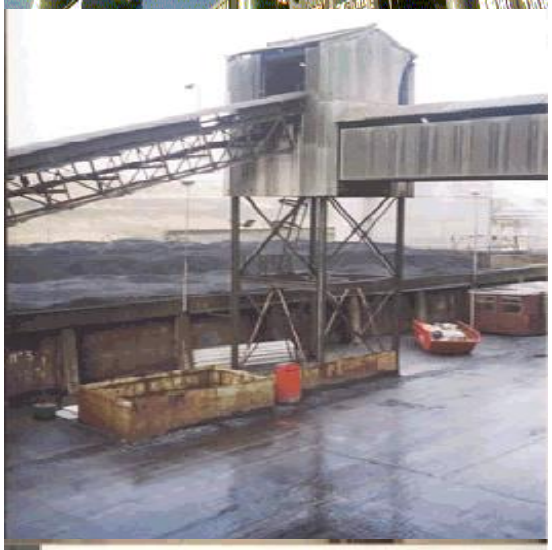
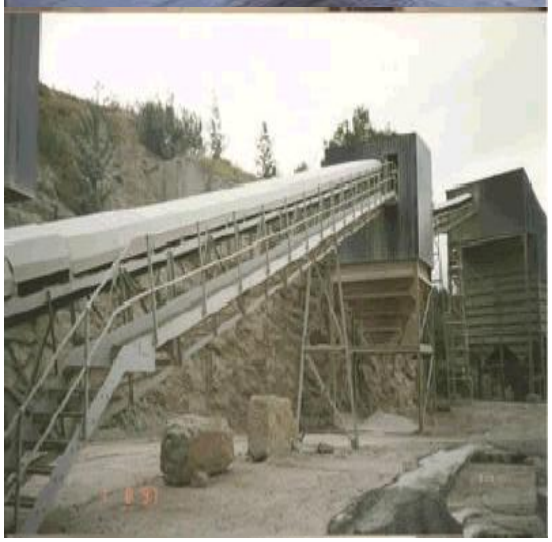


Photo3



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Generic Category	Conveyors
CG Code	205E15
Specific	Steel frame supports
Descriptive	Heavy with cover plate
Tech1	Belt width 1.83m
Tech2	Frame width 2.28m
Unit size	-
Unit of measurement	m
ERC	£2,671
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction, 102mm x 51mm x 12.3kg/m Channel section horizontal framework; 80mm x 80mm x 13kg/m cross bracing and cross-rails bracing framework to form 1000mm deep box support at 1350mm modules; painted finished or galvanised. NOTE: In some cases there maybe additional cladding to the sides and/or roof, which is an additional cost. A-frame trestles are costed separately under the applicable Cost Guide section.
Referencing details	In all cases the support width is assumed to be 450mm wider than the belt width. The cover plate is assumed to be 2mm thick and of carbon/mild steel. The cover is added over the steel conveyor support, under the belt, to prevent produce from dropping under the belt.
Cost information notes	Light support is assumed 600mm deep whilst heavy support is assumed 1,000mm deep.
rateable element	Unless the conveyor is being rated under Class1 List of Accessories 1 the belt, drive motor and idler sets are not rateable and thus the steel support structure frame will be rateable under Class 4 Table 3 supports.
non rateable element	Belt, motor and idlers (unless rated under List of Accessories 1).
Adjusted Plant and Machinery	NOTE: For walkways over and at the side of the conveyor, carried from the same framework; see Stairways, Ladders and Walkways. For mesh flooring see Floors, GRP or Weldmesh. For cladding see External Walls - cladding.
Number of items adjusted	The item can typically be found on an industrial or commercial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Photo 1 , 2 and 3 - Support framework to conveyor between support points- excludes trestles.

Photo notes -

Photo1

Photo2

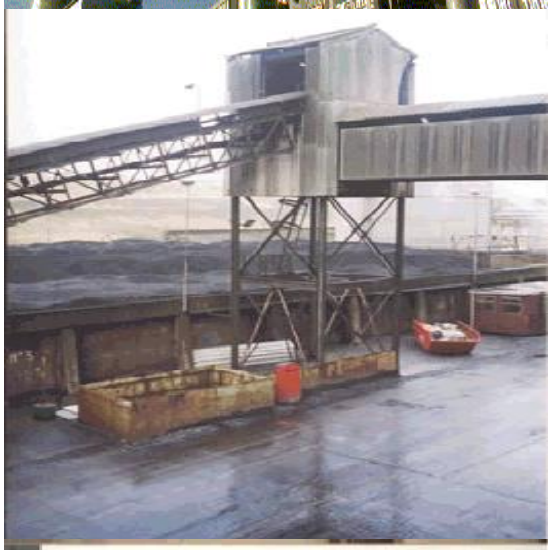
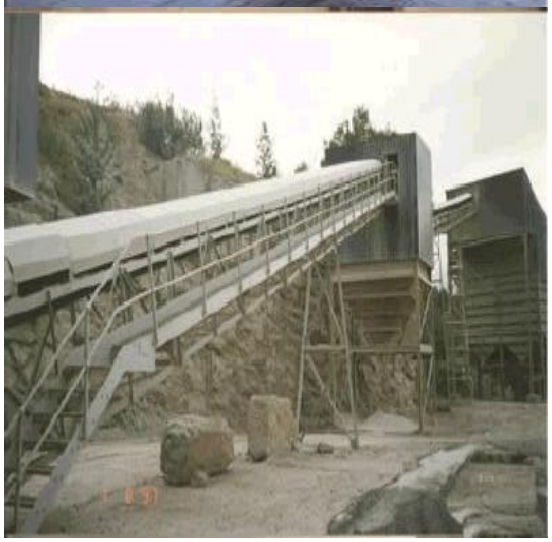


Photo3



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Generic Category	Conveyors
CG Code	205E10
Specific	Steel frame supports
Descriptive	Heavy without cover plate
Tech1	Belt width 0.61m
Tech2	Frame width 1.06m
Unit size	-
Unit of measurement	m
ERC	£1,701
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction, 102mm x 51mm x 12.3kg/m Channel section horizontal framework; 80mm x 80mm x 13kg/m cross bracing and cross-rails bracing framework to form 1000mm deep box support at 600mm modules; painted finished or galvanised. NOTE: In some cases there maybe additional cladding to the sides and/or roof, which is an additional cost. A-frame trestles are costed separately under the applicable Cost Guide section.
Referencing details	In all cases the support width is assumed to be 450mm wider than the belt width. The cover plate is assumed to be 2mm thick and of carbon/mild steel. The cover is added over the steel conveyor support, under the belt, to prevent produce from dropping under the belt.
Cost information notes	Light support is assumed 600mm deep whilst heavy support is assumed 1,000mm deep.
rateable element	Unless the conveyor is being rated under Class1 List of Accessories 1 the belt, drive motor and idler sets are not rateable and thus the steel support structure frame will be rateable under Class 4 Table 3 supports.
non rateable element	Belt, motor and idlers (unless rated under List of Accessories 1).
Adjusted Plant and Machinery	NOTE: For walkways over and at the side of the conveyor, carried from the same framework; see Stairways, Ladders and Walkways. For mesh flooring see Floors, GRP or Weldmesh. For cladding see External Walls - cladding.
Number of items adjusted	The item can typically be found on an industrial or commercial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Photo 1 , 2 and 3 - Support framework to conveyor between support points- excludes trestles.

Photo notes -

Photo1

Photo2

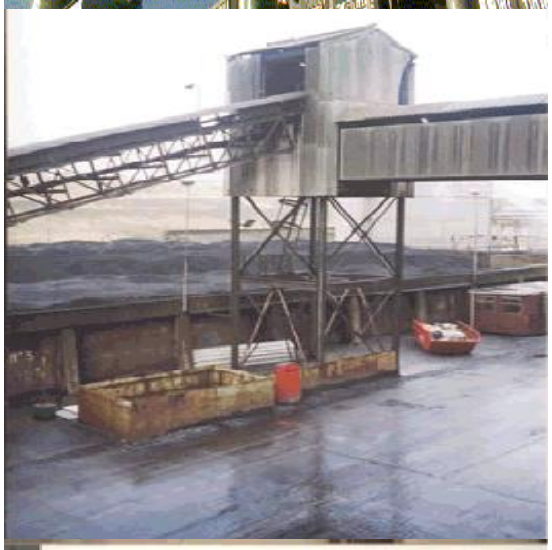
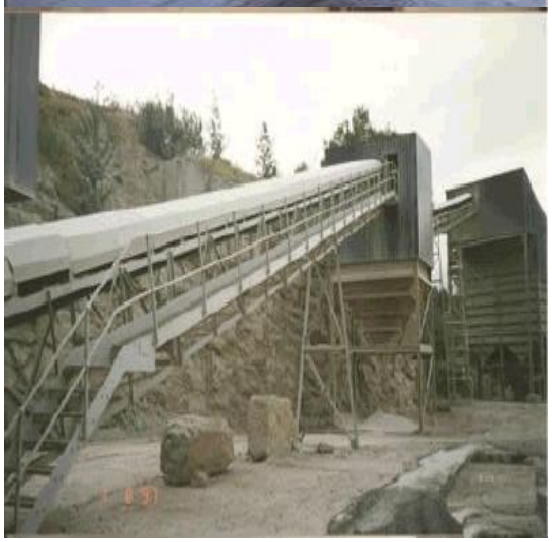


Photo3



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Generic Category	Conveyors
CG Code	205E12
Specific	Steel frame supports
Descriptive	Heavy without cover plate
Tech1	Belt width 0.91m
Tech2	Frame width 1.36m
Unit size	-
Unit of measurement	m
ERC	£1,865
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction, 102mm x 51mm x 12.3kg/m Channel section horizontal framework; 80mm x 80mm x 13kg/m cross bracing and cross-rails bracing framework to form 1000mm deep box support at 1350mm modules; painted finished or galvanised. NOTE: In some cases there maybe additional cladding to the sides and/or roof, which is an additional cost. A-frame trestles are costed separately under the applicable Cost Guide section.
Referencing details	In all cases the support width is assumed to be 450mm wider than the belt width. The cover plate is assumed to be 2mm thick and of carbon/mild steel. The cover is added over the steel conveyor support, under the belt, to prevent produce from dropping under the belt.
Cost information notes	Light support is assumed 600mm deep whilst heavy support is assumed 1,000mm deep.
rateable element	Unless the conveyor is being rated under Class1 List of Accessories 1 the belt, drive motor and idler sets are not rateable and thus the steel support structure frame will be rateable under Class 4 Table 3 supports.
non rateable element	Belt, motor and idlers (unless rated under List of Accessories 1).
Adjusted Plant and Machinery	NOTE: For walkways over and at the side of the conveyor, carried from the same framework; see Stairways, Ladders and Walkways. For mesh flooring see Floors, GRP or Weldmesh. For cladding see External Walls - cladding.
Number of items adjusted	The item can typically be found on an industrial or commercial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Photo 1 , 2 and 3 - Support framework to conveyor between support points- excludes trestles.

Photo notes -

Photo1

Photo2

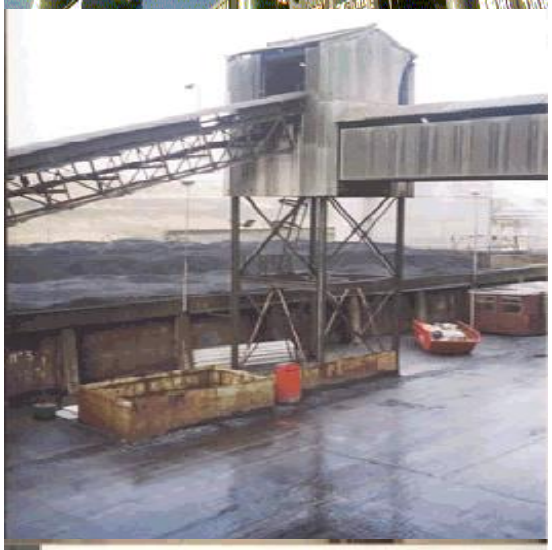
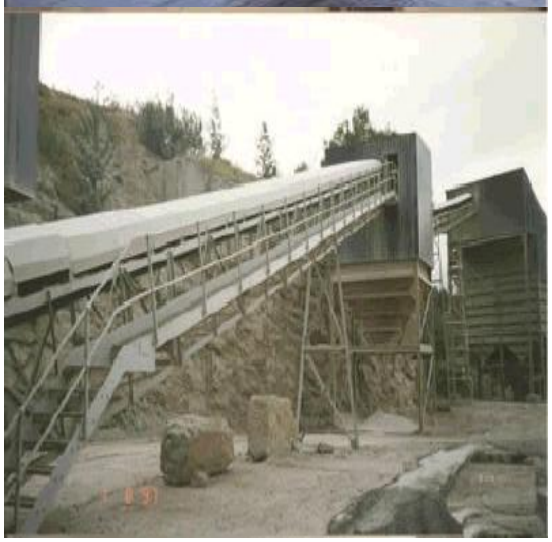


Photo3



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Generic Category	Conveyors
CG Code	205E14
Specific	Steel frame supports
Descriptive	Heavy without cover plate
Tech1	Belt width 1.22m
Tech2	Frame width 1.67m
Unit size	-
Unit of measurement	m
ERC	£2,035
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction, 102mm x 51mm x 12.3kg/m Channel section horizontal framework; 80mm x 80mm x 13kg/m cross bracing and cross-rails bracing framework to form 1000mm deep box support at 1350mm modules; painted finished or galvanised. NOTE: In some cases there maybe additional cladding to the sides and/or roof, which is an additional cost. A-frame trestles are costed separately under the applicable Cost Guide section.
Referencing details	In all cases the support width is assumed to be 450mm wider than the belt width. The cover plate is assumed to be 2mm thick and of carbon/mild steel. The cover is added over the steel conveyor support, under the belt, to prevent produce from dropping under the belt.
Cost information notes	Light support is assumed 600mm deep whilst heavy support is assumed 1,000mm deep.
rateable element	Unless the conveyor is being rated under Class1 List of Accessories 1 the belt, drive motor and idler sets are not rateable and thus the steel support structure frame will be rateable under Class 4 Table 3 supports.
non rateable element	Belt, motor and idlers (unless rated under List of Accessories 1).
Adjusted Plant and Machinery	NOTE: For walkways over and at the side of the conveyor, carried from the same framework; see Stairways, Ladders and Walkways. For mesh flooring see Floors, GRP or Weldmesh. For cladding see External Walls - cladding.
Number of items adjusted	The item can typically be found on an industrial or commercial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Photo 1 , 2 and 3 - Support framework to conveyor between support points- excludes trestles.

Photo notes -

Photo1

Photo2

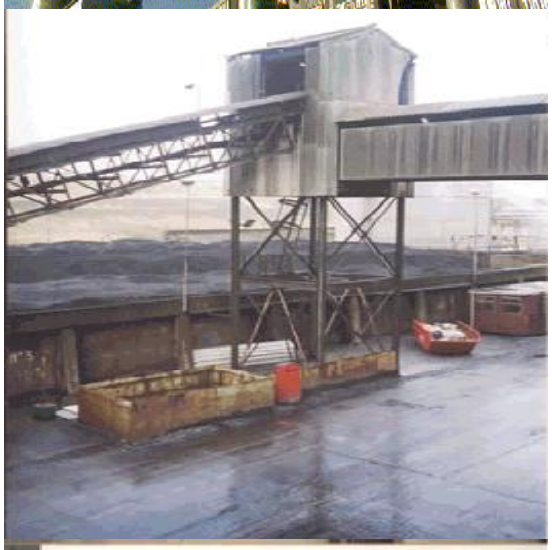
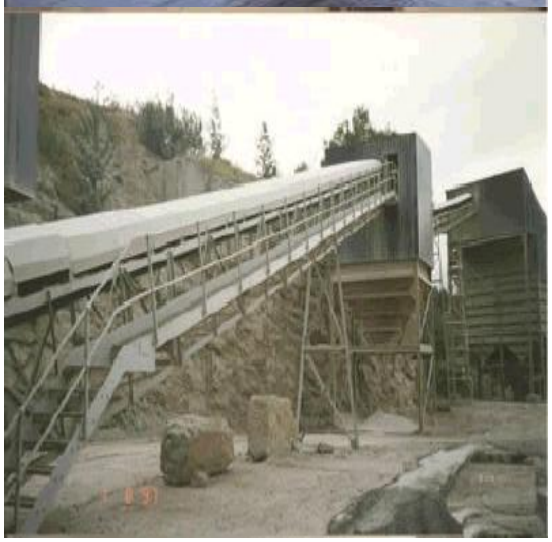


Photo3



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Generic Category	Conveyors
CG Code	205E16
Specific	Steel frame supports
Descriptive	Heavy without cover plate
Tech1	Belt width 1.83m
Tech2	Frame width 2.28m
Unit size	-
Unit of measurement	m
ERC	£2,378
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction, 102mm x 51mm x 12.3kg/m Channel section horizontal framework; 80mm x 80mm x 13kg/m cross bracing and cross-rails bracing framework to form 1000mm deep box support at 1350mm modules; painted finished or galvanised. NOTE: In some cases there maybe additional cladding to the sides and/or roof, which is an additional cost. A-frame trestles are costed separately under the applicable Cost Guide section.
Referencing details	In all cases the support width is assumed to be 450mm wider than the belt width. The cover plate is assumed to be 2mm thick and of carbon/mild steel. The cover is added over the steel conveyor support, under the belt, to prevent produce from dropping under the belt.
Cost information notes	Light support is assumed 600mm deep whilst heavy support is assumed 1,000mm deep.
rateable element	Unless the conveyor is being rated under Class1 List of Accessories 1 the belt, drive motor and idler sets are not rateable and thus the steel support structure frame will be rateable under Class 4 Table 3 supports.
non rateable element	Belt, motor and idlers (unless rated under List of Accessories 1).
Adjusted Plant and Machinery	NOTE: For walkways over and at the side of the conveyor, carried from the same framework; see Stairways, Ladders and Walkways. For mesh flooring see Floors, GRP or Weldmesh. For cladding see External Walls - cladding.
Number of items adjusted	The item can typically be found on an industrial or commercial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Photo 1 , 2 and 3 - Support framework to conveyor between support points- excludes trestles.

Photo notes -

Photo1

Photo2

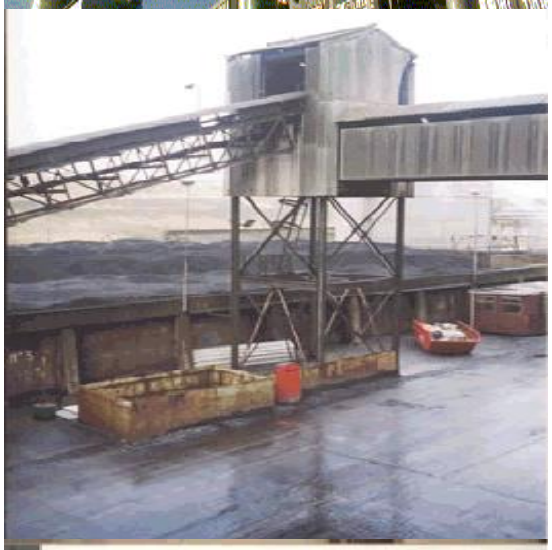
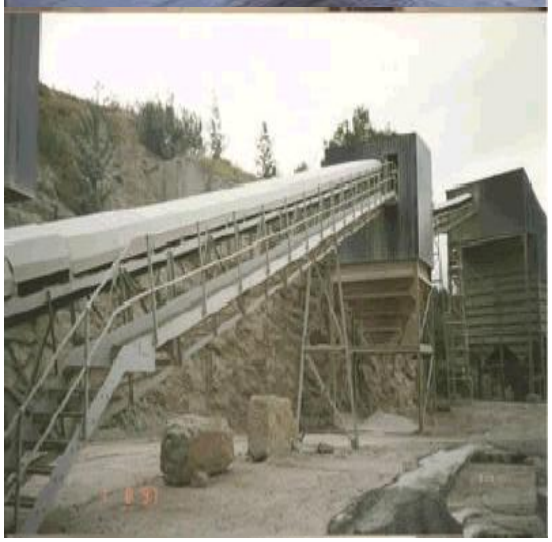


Photo3



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Generic Category	Conveyors
CG Code	205E01
Specific	Steel frame supports
Descriptive	Lightweight with coverplate
Tech1	Belt width 0.61m
Tech2	Frame width 0.61m
Unit size	-
Unit of measurement	m
ERC	£1,229
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction, 102mm x 51mm x 12.3kg/m Channel section horizontal framework; 60mm x 60mm x 10kg/m cross bracing and cross-rails bracing framework to form 600mm deep box support at 600mm modules; painted finished or galvanised. NOTE: In some cases there may be additional cladding to the sides and/or roof,which is an additional cost. A-frame trestles are costed separately under the applicable Cost Guide section.
Referencing details	In all cases the support width is assumed to be 450mm wider than the belt width. The cover plate is assumed to be 2mm thick and of carbon/mild steel. The cover is added over the steel conveyor support, under the belt, to prevent produce from dropping under the belt.
Cost information notes	Light support is assumed 600mm deep whilst heavy support is assumed 1,000mm deep.
rateable element	Unless the conveyor is being rated under Class1 List of Accessories 1 the belt, drive motor and idler sets are not rateable and thus the steel support structure frame will be rateable under Class 4 Table 3 supports.
non rateable element	Belt, motor and idlers (unless rated under List of Accessories 1).
Adjusted Plant and Machinery	NOTE: For walkways over and at the side of the conveyor, carried from the same framework; see Stairways, Ladders and Walkways. For mesh flooring see Floors, GRP or Weldmesh. For cladding see External Walls - cladding.
Number of items adjusted	The item can typically be found on an industrial or commercial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Photo 1 , 2 and 3 - Support framework to conveyor between support points- excludes trestles.

Photo notes -

Photo1

Photo2

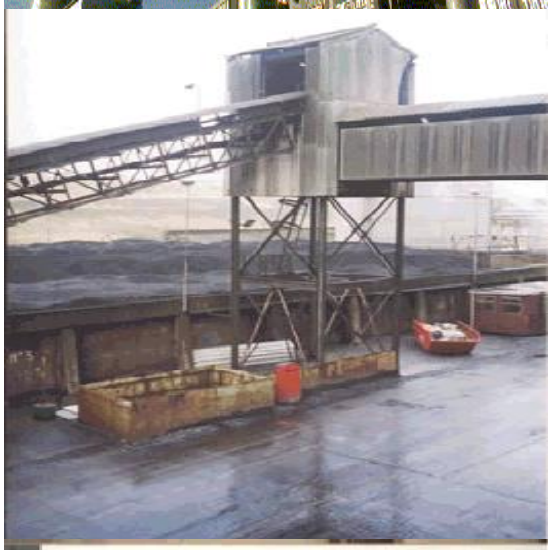
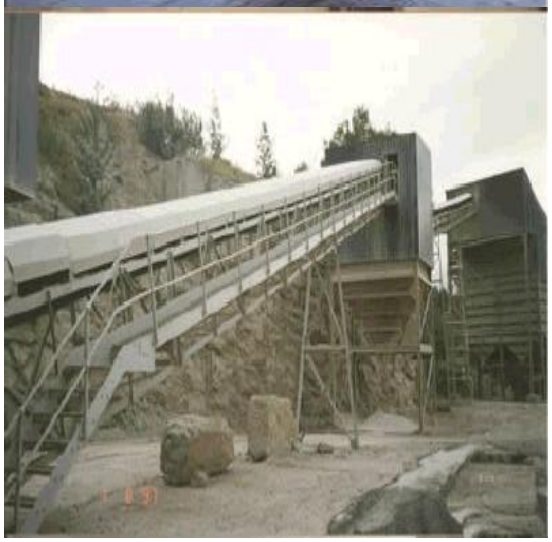


Photo3



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Generic Category	Conveyors
CG Code	205E03
Specific	Steel frame supports
Descriptive	Lightweight with coverplate
Tech1	Belt width 0.76m
Tech2	Frame width 0.76m
Unit size	-
Unit of measurement	m
ERC	£1,314
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction, 102mm x 51mm x 12.3kg/m Channel section horizontal framework; 60mm x 60mm x 10kg/m cross bracing and cross-rails bracing framework to form 600mm deep box support at 1350mm modules; painted finished or galvanised. NOTE: In some cases there may be additional cladding to the sides and/or roof,which is an additional cost. A-frame trestles are costed separately under the applicable Cost Guide section.
Referencing details	In all cases the support width is assumed to be 450mm wider than the belt width. The cover plate is assumed to be 2mm thick and of carbon/mild steel. The cover is added over the steel conveyor support, under the belt, to prevent produce from dropping under the belt.
Cost information notes	Light support is assumed 600mm deep whilst heavy support is assumed 1,000mm deep.
rateable element	Unless the conveyor is being rated under Class1 List of Accessories 1 the belt, drive motor and idler sets are not rateable and thus the steel support structure frame will be rateable under Class 4 Table 3 supports.
non rateable element	Belt, motor and idlers (unless rated under List of Accessories 1).
Adjusted Plant and Machinery	NOTE: For walkways over and at the side of the conveyor, carried from the same framework; see Stairways, Ladders and Walkways. For mesh flooring see Floors, GRP or Weldmesh. For cladding see External Walls - cladding.
Number of items adjusted	The item can typically be found on an industrial or commercial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Photo 1 , 2 and 3 - Support framework to conveyor between support points- excludes trestles.

Photo notes -

Photo1

Photo2

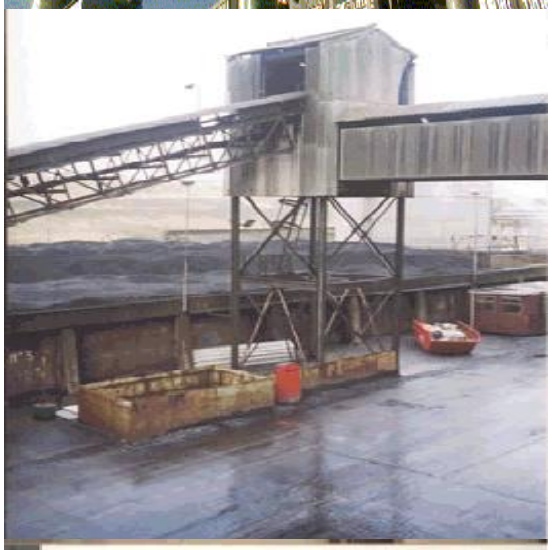
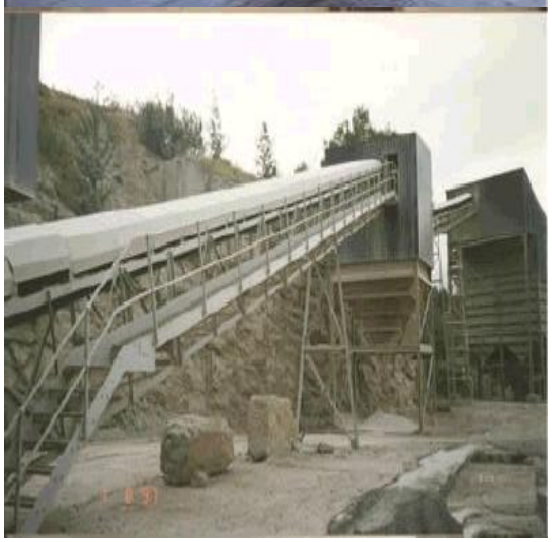


Photo3



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Generic Category	Conveyors
CG Code	205E05
Specific	Steel frame supports
Descriptive	Lightweight with coverplate
Tech1	Belt width 0.91m
Tech2	Frame width 0.91m
Unit size	-
Unit of measurement	m
ERC	£1,400
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction, 102mm x 51mm x 12.3kg/m Channel section horizontal framework; 60mm x 60mm x 10kg/m cross bracing and cross-rails bracing framework to form 600mm deep box support at 1350mm modules; painted finished or galvanised. NOTE: In some cases there may be additional cladding to the sides and/or roof,which is an additional cost. A-frame trestles are costed separately under the applicable Cost Guide section.
Referencing details	In all cases the support width is assumed to be 450mm wider than the belt width. The cover plate is assumed to be 2mm thick and of carbon/mild steel. The cover is added over the steel conveyor support, under the belt, to prevent produce from dropping under the belt.
Cost information notes	Light support is assumed 600mm deep whilst heavy support is assumed 1,000mm deep.
rateable element	Unless the conveyor is being rated under Class1 List of Accessories 1 the belt, drive motor and idler sets are not rateable and thus the steel support structure frame will be rateable under Class 4 Table 3 supports.
non rateable element	Belt, motor and idlers (unless rated under List of Accessories 1).
Adjusted Plant and Machinery	NOTE: For walkways over and at the side of the conveyor, carried from the same framework; see Stairways, Ladders and Walkways. For mesh flooring see Floors, GRP or Weldmesh. For cladding see External Walls - cladding.
Number of items adjusted	The item can typically be found on an industrial or commercial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Photo 1 , 2 and 3 - Support framework to conveyor between support points- excludes trestles.

Photo notes -

Photo1

Photo2

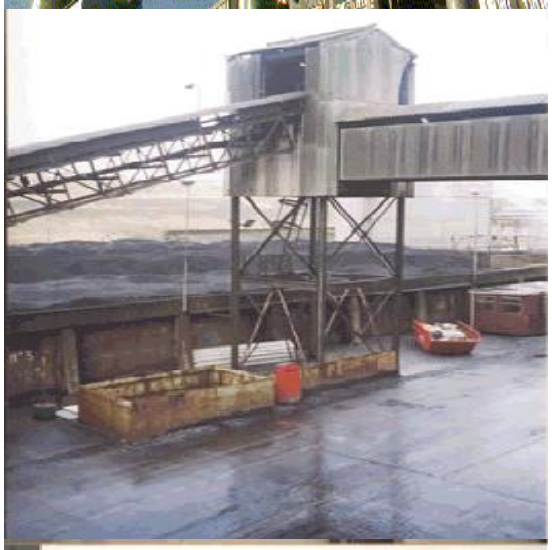
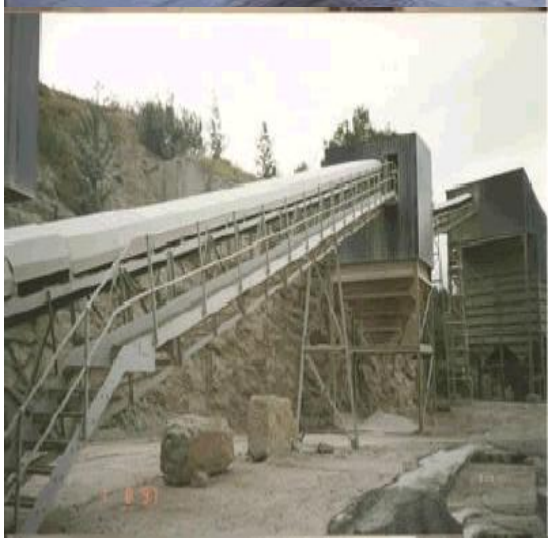


Photo3



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Generic Category	Conveyors
CG Code	205E07
Specific	Steel frame supports
Descriptive	Lightweight with coverplate
Tech1	Belt width 1.07m
Tech2	Frame width 1.07m
Unit size	-
Unit of measurement	m
ERC	£1,493
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction, 102mm x 51mm x 12.3kg/m Channel section horizontal framework; 60mm x 60mm x 10kg/m cross bracing and cross-rails bracing framework to form 600mm deep box support at 1350mm modules; painted finished or galvanised. NOTE: In some cases there may be additional cladding to the sides and/or roof,which is an additional cost. A-frame trestles are costed separately under the applicable Cost Guide section.
Referencing details	In all cases the support width is assumed to be 450mm wider than the belt width. The cover plate is assumed to be 2mm thick and of carbon/mild steel. The cover is added over the steel conveyor support, under the belt, to prevent produce from dropping under the belt.
Cost information notes	Light support is assumed 600mm deep whilst heavy support is assumed 1,000mm deep.
rateable element	Unless the conveyor is being rated under Class1 List of Accessories 1 the belt, drive motor and idler sets are not rateable and thus the steel support structure frame will be rateable under Class 4 Table 3 supports.
non rateable element	Belt, motor and idlers (unless rated under List of Accessories 1).
Adjusted Plant and Machinery	NOTE: For walkways over and at the side of the conveyor, carried from the same framework; see Stairways, Ladders and Walkways. For mesh flooring see Floors, GRP or Weldmesh. For cladding see External Walls - cladding.
Number of items adjusted	The item can typically be found on an industrial or commercial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Photo 1 , 2 and 3 - Support framework to conveyor between support points- excludes trestles.

Photo notes -

Photo1

Photo2

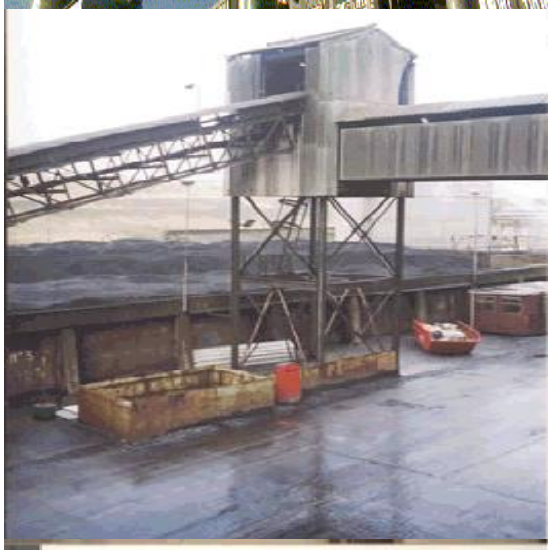
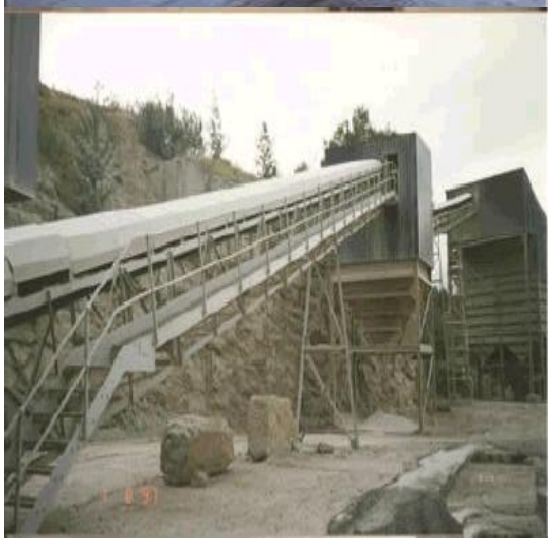


Photo3



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Generic Category	Conveyors
CG Code	205E02
Specific	Steel frame supports
Descriptive	Lightweight without cover plate
Tech1	Belt width 0.61m
Tech2	Frame width 0.61m
Unit size	-
Unit of measurement	m
ERC	£1,093
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction, 102mm x 51mm x 12.3kg/m Channel section horizontal framework; 60mm x 60mm x 10kg/m cross bracing and cross-rails bracing framework to form 600mm deep box support at 600mm modules; painted finished or galvanised. NOTE: In some cases there may be additional cladding to the sides and/or roof,which is an additional cost. A-frame trestles are costed separately under the applicable Cost Guide section.
Referencing details	In all cases the support width is assumed to be 450mm wider than the belt width.
Cost information notes	Light support is assumed 600mm deep whilst heavy support is assumed 1,000mm deep.
rateable element	Unless the conveyor is being rated under Class1 List of Accessories 1 the belt, drive motor and idler sets are not rateable and thus the steel support structure frame will be rateable under Class 4 Table 3 supports.
non rateable element	Belt, motor and idlers (unless rated under List of Accessories 1).
Adjusted Plant and Machinery	NOTE: For walkways over and at the side of the conveyor, carried from the same framework; see Stairways, Ladders and Walkways. For mesh flooring see Floors, GRP or Weldmesh. For cladding see External Walls - cladding.
Number of items adjusted	The item can typically be found on an industrial or commercial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 , 2 and 3 - Support framework to conveyor between support points- excludes trestles.

Photo notes -

Photo1

Photo2

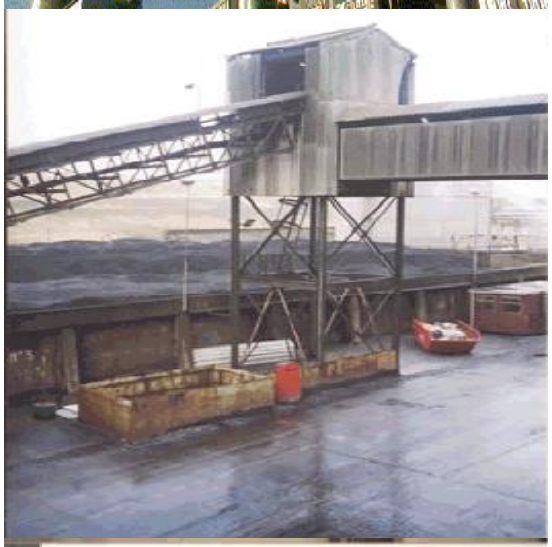

Photo3

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Generic Category	Conveyors
CG Code	205E04
Specific	Steel frame supports
Descriptive	Lightweight without cover plate
Tech1	Belt width 0.76m
Tech2	Frame width 0.76m
Unit size	-
Unit of measurement	m
ERC	£1,158
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction, 102mm x 51mm x 12.3kg/m Channel section horizontal framework; 60mm x 60mm x 10kg/m cross bracing and cross-rails bracing framework to form 600mm deep box support at 1350mm modules; painted finished or galvanised. NOTE: In some cases there may be additional cladding to the sides and/or roof,which is an additional cost. A-frame trestles are costed separately under the applicable Cost Guide section.
Referencing details	In all cases the support width is assumed to be 450mm wider than the belt width.
Cost information notes	Light support is assumed 600mm deep whilst heavy support is assumed 1,000mm deep.
rateable element	Unless the conveyor is being rated under Class1 List of Accessories 1 the belt, drive motor and idler sets are not rateable and thus the steel support structure frame will be rateable under Class 4 Table 3 supports.
non rateable element	Belt, motor and idlers (unless rated under List of Accessories 1).
Adjusted Plant and Machinery	NOTE: For walkways over and at the side of the conveyor, carried from the same framework; see Stairways, Ladders and Walkways. For mesh flooring see Floors, GRP or Weldmesh. For cladding see External Walls - cladding.
Number of items adjusted	The item can typically be found on an industrial or commercial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 , 2 and 3 - Support framework to conveyor between support points- excludes trestles.

Photo notes -

Photo1

Photo2

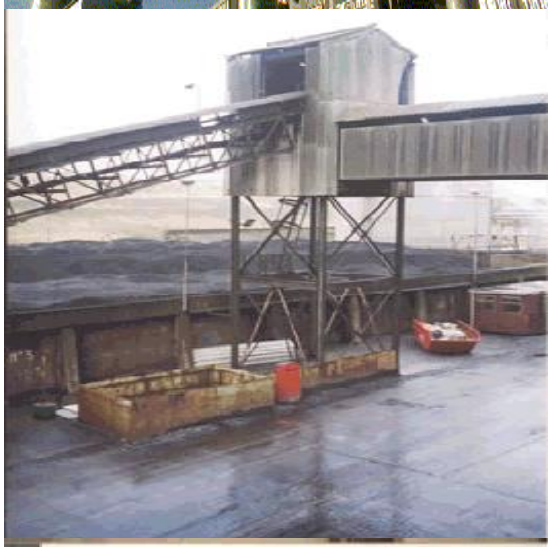

Photo3

Back

Generic Category	Conveyors
CG Code	205E06
Specific	Steel frame supports
Descriptive	Lightweight without cover plate
Tech1	Belt width 0.76m
Tech2	Frame width 0.76m
Unit size	-
Unit of measurement	m
ERC	£1,225
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction, 102mm x 51mm x 12.3kg/m Channel section horizontal framework; 60mm x 60mm x 10kg/m cross bracing and cross-rails bracing framework to form 600mm deep box support at 1350mm modules; painted finished or galvanised. NOTE: In some cases there may be additional cladding to the sides and/or roof,which is an additional cost. A-frame trestles are costed separately under the applicable Cost Guide section.
Referencing details	In all cases the support width is assumed to be 450mm wider than the belt width.
Cost information notes	Light support is assumed 600mm deep whilst heavy support is assumed 1,000mm deep.
rateable element	Unless the conveyor is being rated under Class1 List of Accessories 1 the belt, drive motor and idler sets are not rateable and thus the steel support structure frame will be rateable under Class 4 Table 3 supports.
non rateable element	Belt, motor and idlers (unless rated under List of Accessories 1).
Adjusted Plant and Machinery	NOTE: For walkways over and at the side of the conveyor, carried from the same framework; see Stairways, Ladders and Walkways. For mesh flooring see Floors, GRP or Weldmesh. For cladding see External Walls - cladding.
Number of items adjusted	The item can typically be found on an industrial or commercial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 , 2 and 3 - Support framework to conveyor between support points- excludes trestles.

Photo notes -

Photo1

Photo2

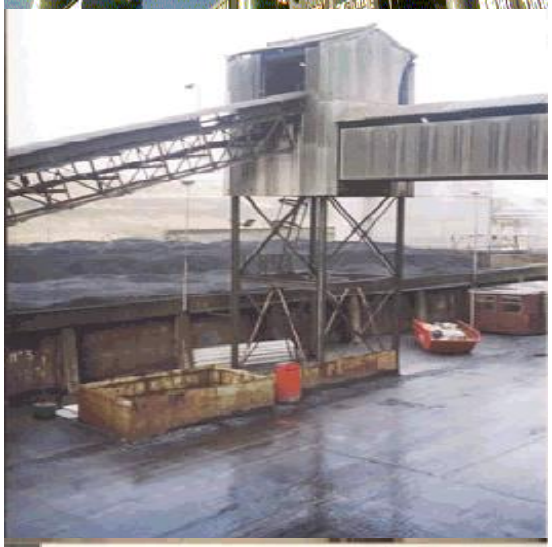

Photo3

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Generic Category	Conveyors
CG Code	205E08
Specific	Steel frame supports
Descriptive	Lightweight without cover plate
Tech1	Belt width 1.07m
Tech2	Frame width 1.07m
Unit size	-
Unit of measurement	m
ERC	£1,298
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction, 102mm x 51mm x 12.3kg/m Channel section horizontal framework; 60mm x 60mm x 10kg/m cross bracing and cross-rails bracing framework to form 600mm deep box support at 1350mm modules; painted finished or galvanised. NOTE: In some cases there may be additional cladding to the sides and/or roof,which is an additional cost. A-frame trestles are costed separately under the applicable Cost Guide section.
Referencing details	In all cases the support width is assumed to be 450mm wider than the belt width.
Cost information notes	Light support is assumed 600mm deep whilst heavy support is assumed 1,000mm deep.
rateable element	Unless the conveyor is being rated under Class1 List of Accessories 1 the belt, drive motor and idler sets are not rateable and thus the steel support structure frame will be rateable under Class 4 Table 3 supports.
non rateable element	Belt, motor and idlers (unless rated under List of Accessories 1).
Adjusted Plant and Machinery	NOTE: For walkways over and at the side of the conveyor, carried from the same framework; see Stairways, Ladders and Walkways. For mesh flooring see Floors, GRP or Weldmesh. For cladding see External Walls - cladding.
Number of items adjusted	The item can typically be found on an industrial or commercial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 , 2 and 3 - Support framework to conveyor between support points- excludes trestles.

Photo notes -

Photo1

Photo2

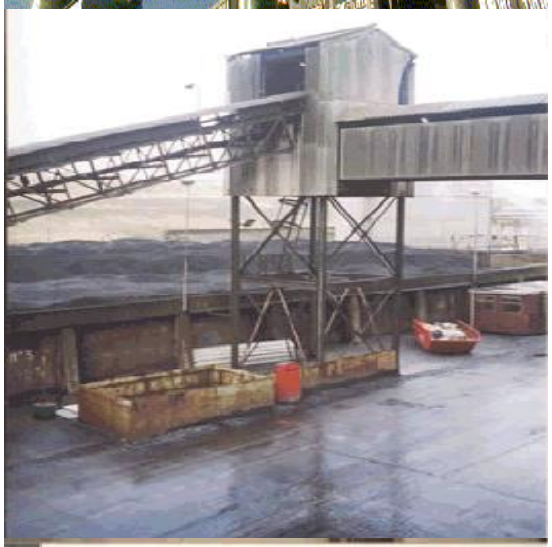

Photo3

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Generic Category	Conveyors
CG Code	205B01
Specific	Trestle supports
Descriptive	2 leg trestle
Tech1	Ht 3m
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£2,416
Superseded codes	205B31
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction, 152mm x 76mm x 17.88kg/m Channel section legs and horizontal framework; 50mm x 50mm x 6kg/m cross bracing; painted finished or galvanised with 1m x 1m x 1m reinforced concrete pad foundation to each leg including holding down bolts and grouting to baseplate. 3m high.
Referencing details	Costs are unit costs for the height of support INCLUSIVE of foundation. Horizontal framework every 3m. NOTE: Cross bracing increased to 60mm x 60mm x 10kg/m for 12m and 15m height.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyor structure.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	Twin leg trestle with top of foundation visible.

Photo1

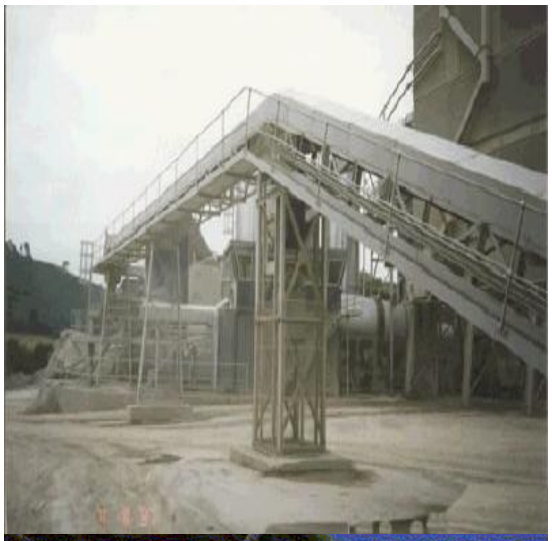
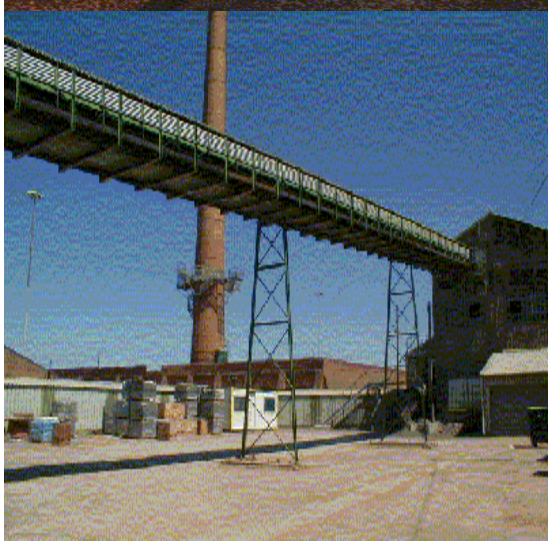


Photo2

Photo3



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Generic Category	Conveyors
CG Code	205B02
Specific	Trestle supports
Descriptive	2 leg trestle
Tech1	Ht 6m
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£3,313
Superseded codes	205B32
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction, 152mm x 76mm x 17.88kg/m Channel section legs and horizontal framework; 50mm x 50mm x 6kg/m cross bracing; painted finished or galvanised with 1m x 1m x 1m reinforced concrete pad foundation to each leg including holding down bolts and grouting to baseplate. 6m high.
Referencing details	Costs are unit costs for the height of support INCLUSIVE of foundation. Horizontal framework every 3m. NOTE: Cross bracing increased to 60mm x 60mm x 10kg/m for 12m and 15m height.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyor structure.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	Twin leg trestle with top of foundation visible.

Photo1

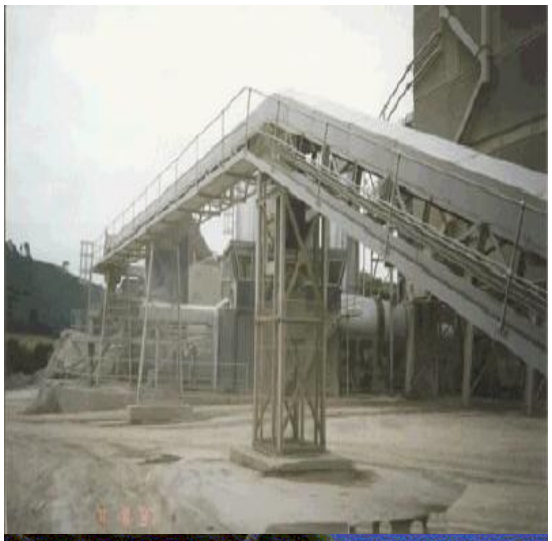
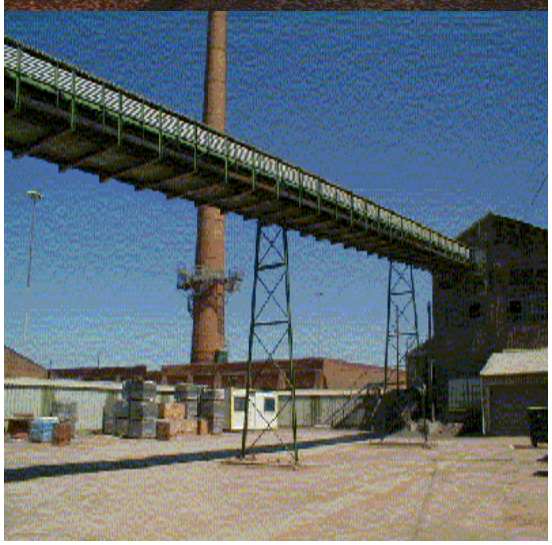


Photo2

Photo3



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Generic Category	Conveyors
CG Code	205B03
Specific	Trestle supports
Descriptive	2 leg trestle
Tech1	Ht 9m
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£4,320
Superseded codes	205B33
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction, 152mm x 76mm x 17.88kg/m Channel section legs and horizontal framework; 50mm x 50mm x 6kg/m cross bracing; painted finished or galvanised with 1m x 1m x 1m reinforced concrete pad foundation to each leg including holding down bolts and grouting to baseplate. 9m high.
Referencing details	Costs are unit costs for the height of support INCLUSIVE of foundation. Horizontal framework every 3m. NOTE: Cross bracing increased to 60mm x 60mm x 10kg/m for 12m and 15m height.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyor structure.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	Twin leg trestle with top of foundation visible.

Photo1

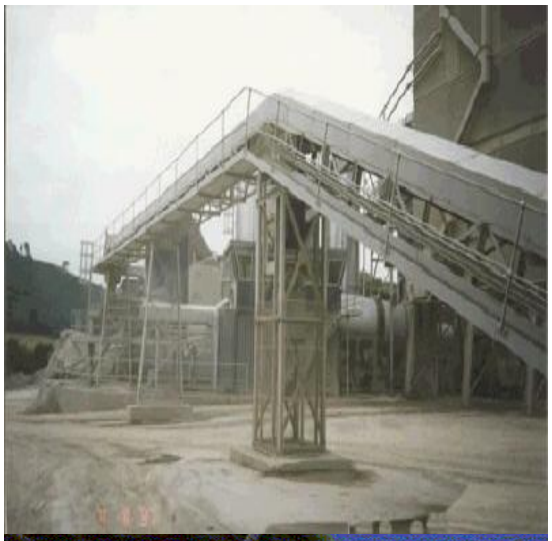
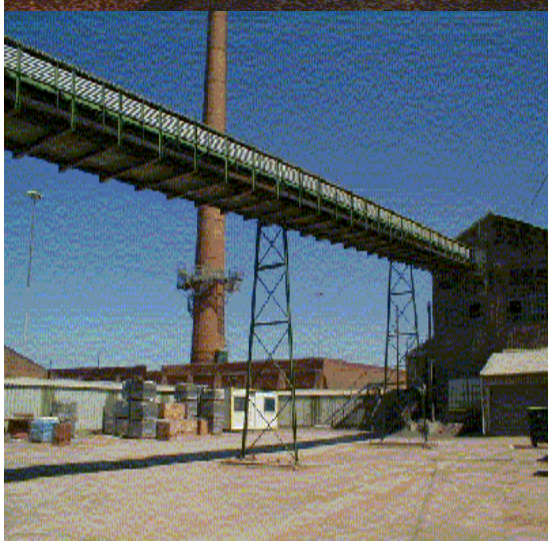


Photo2

Photo3



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Generic Category	Conveyors
CG Code	205B04
Specific	Trestle supports
Descriptive	2 leg trestle
Tech1	Ht 12m
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£5,916
Superseded codes	205B34
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction, 152mm x 76mm x 17.88kg/m Channel section legs and horizontal framework; 50mm x 50mm x 10kg/m cross bracing; painted finished or galvanised with 1m x 1m x 1m reinforced concrete pad foundation to each leg including holding down bolts and grouting to baseplate. 12m high.
Referencing details	Costs are unit costs for the height of support INCLUSIVE of foundation. Horizontal framework every 3m. NOTE: Cross bracing increased to 60mm x 60mm x 10kg/m for 12m and 15m height.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyor structure.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	Twin leg trestle with top of foundation visible.

Photo1

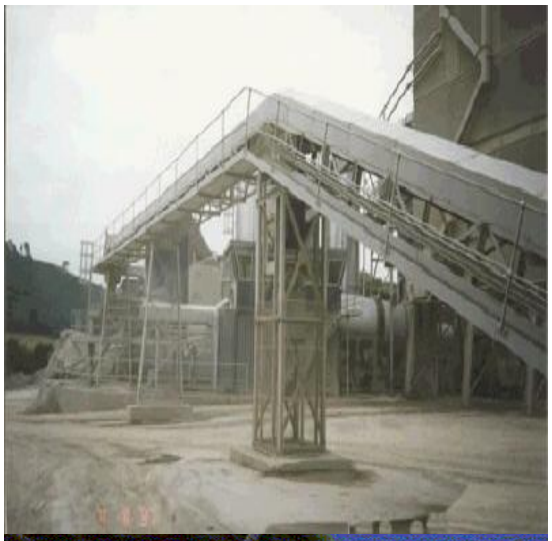
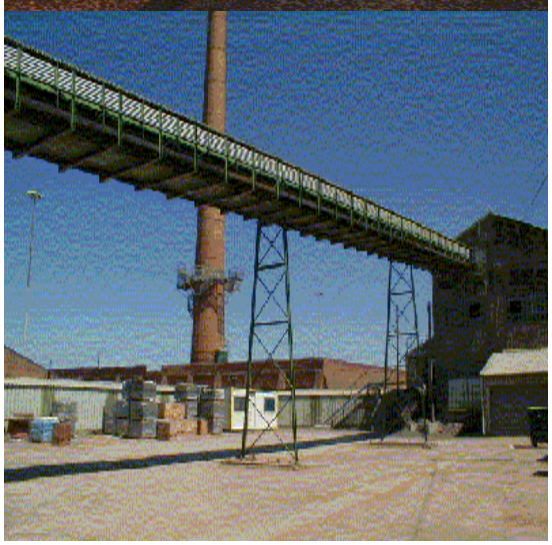


Photo2

Photo3



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Generic Category	Conveyors
CG Code	205B05
Specific	Trestle supports
Descriptive	2 leg trestle
Tech1	Ht 15m
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£7,328
Superseded codes	205B35
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction, 152mm x 76mm x 17.88kg/m Channel section legs and horizontal framework; 50mm x 50mm x 10kg/m cross bracing; painted finished or galvanised with 1m x 1m x 1m reinforced concrete pad foundation to each leg including holding down bolts and grouting to baseplate. 15m high.
Referencing details	Costs are unit costs for the height of support INCLUSIVE of foundation. Horizontal framework every 3m. NOTE: Cross bracing increased to 60mm x 60mm x 10kg/m for 12m and 15m height.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyor structure.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	Twin leg trestle with top of foundation visible.

Photo1

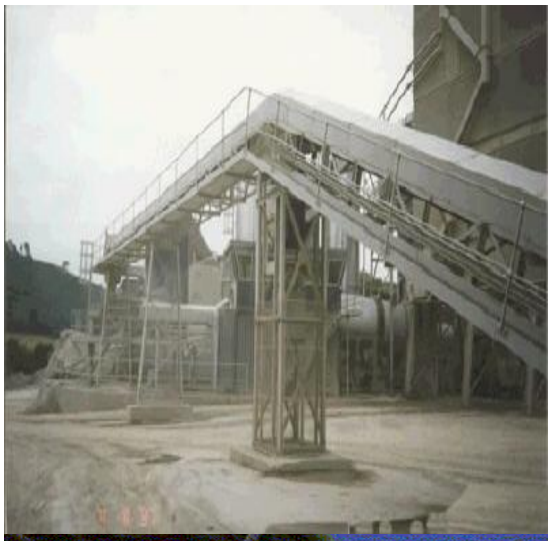
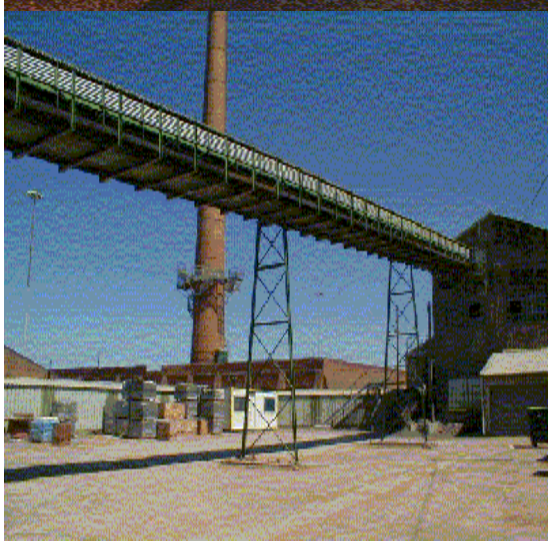


Photo2

Photo3



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Generic Category	Conveyors
CG Code	205B11
Specific	Trestle supports
Descriptive	4 leg trestle
Tech1	Ht 3m
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£5,619
Superseded codes	205B41
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction, 152mm x 76mm x 17.88kg/m Channel section legs and horizontal framework; 50mm x 50mm x 6kg/m cross bracing; painted finished or galvanised with 1m x 1m x 1m reinforced concrete pad foundation to each leg including holding down bolts and grouting to baseplate. 3m high.
Referencing details	Costs are unit costs for the height of support INCLUSIVE of foundation. Horizontal framework every 3m. NOTE: Cross bracing increased to 60mm x 60mm x 10kg/m for 12m and 15m height.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyor structure.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	Twin leg trestle with top of foundation visible.

Photo1

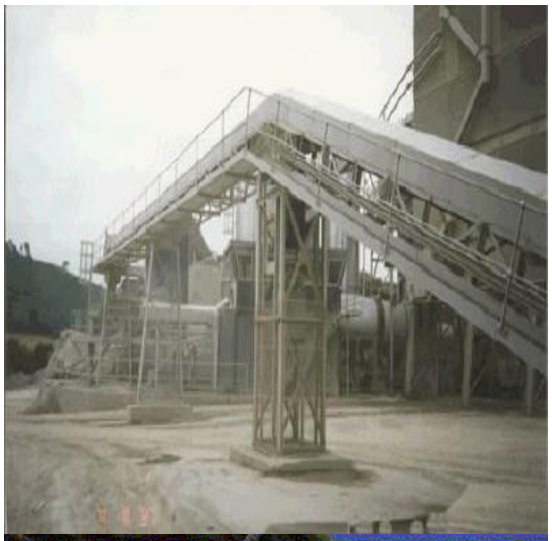
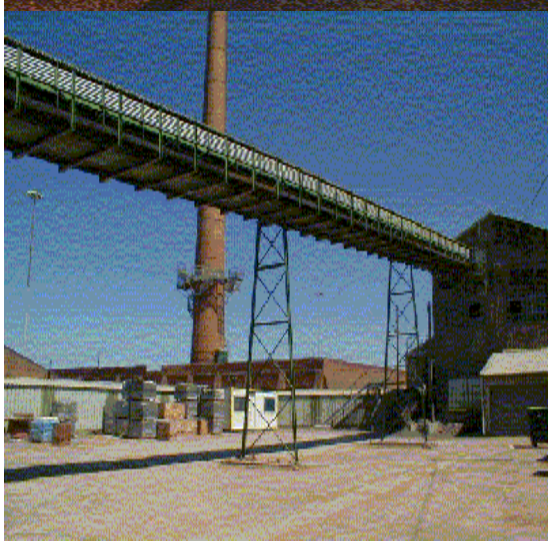


Photo2

Photo3



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Generic Category	Conveyors
CG Code	205B12
Specific	Trestle supports
Descriptive	4 leg trestle
Tech1	Ht 6m
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£8,251
Superseded codes	205B42
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction, 152mm x 76mm x 17.88kg/m Channel section legs and horizontal framework; 50mm x 50mm x 6kg/m cross bracing; painted finished or galvanised with 1m x 1m x 1m reinforced concrete pad foundation to each leg including holding down bolts and grouting to baseplate. 6m high.
Referencing details	Costs are unit costs for the height of support INCLUSIVE of foundation. Horizontal framework every 3m. NOTE: Cross bracing increased to 60mm x 60mm x 10kg/m for 12m and 15m height.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyor structure.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	Twin leg trestle with top of foundation visible.

Photo1

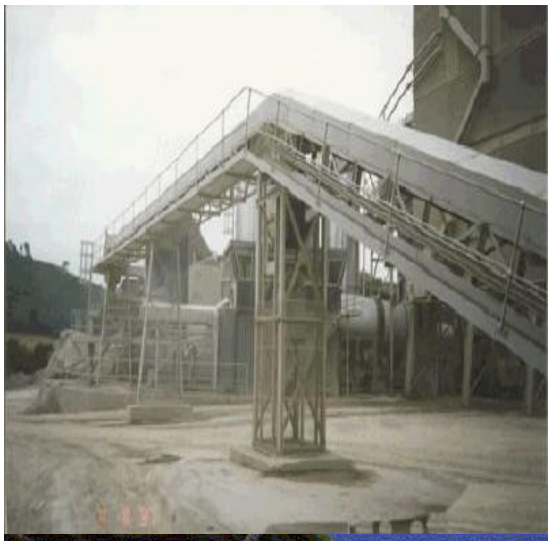
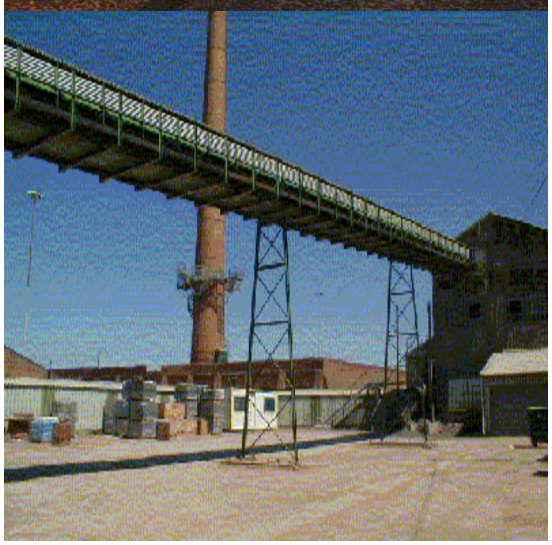


Photo2

Photo3



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Generic Category	Conveyors
CG Code	205B13
Specific	Trestle supports
Descriptive	4 leg trestle
Tech1	Ht 9m
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£11,326
Superseded codes	205B43
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction, 152mm x 76mm x 17.88kg/m Channel section legs and horizontal framework; 50mm x 50mm x 6kg/m cross bracing; painted finished or galvanised with 1m x 1m x 1m reinforced concrete pad foundation to each leg including holding down bolts and grouting to baseplate. 9m high.
Referencing details	Costs are unit costs for the height of support INCLUSIVE of foundation. Horizontal framework every 3m. NOTE: Cross bracing increased to 60mm x 60mm x 10kg/m for 12m and 15m height.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyor structure.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	Twin leg trestle with top of foundation visible.

Photo1

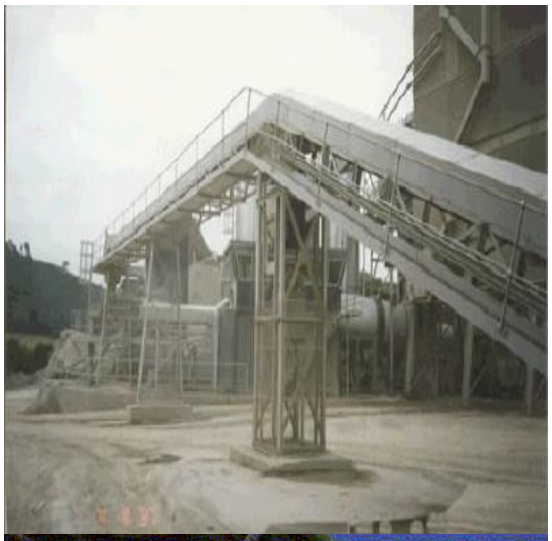
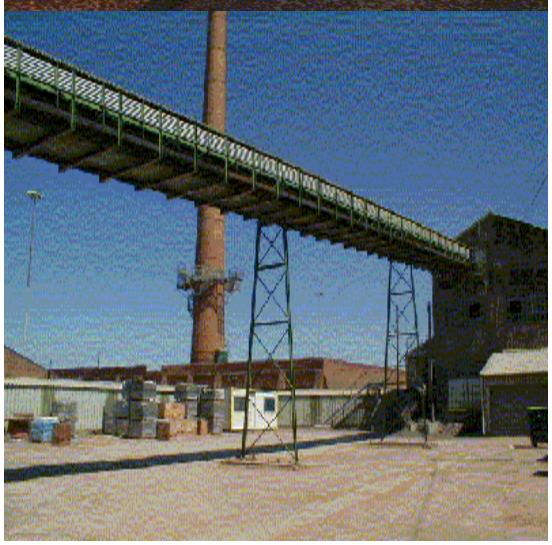


Photo2

Photo3



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Generic Category	Conveyors
CG Code	205B14
Specific	Trestle supports
Descriptive	4 leg trestle
Tech1	Ht 12m
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£16,745
Superseded codes	205B44
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction, 152mm x 76mm x 17.88kg/m Channel section legs and horizontal framework; 50mm x 50mm x 10kg/m cross bracing; painted finished or galvanised with 1m x 1m x 1m reinforced concrete pad foundation to each leg including holding down bolts and grouting to baseplate. 12m high.
Referencing details	Costs are unit costs for the height of support INCLUSIVE of foundation. Horizontal framework every 3m. NOTE: Cross bracing increased to 60mm x 60mm x 10kg/m for 12m and 15m height.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyor structure.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	Twin leg trestle with top of foundation visible.

Photo1

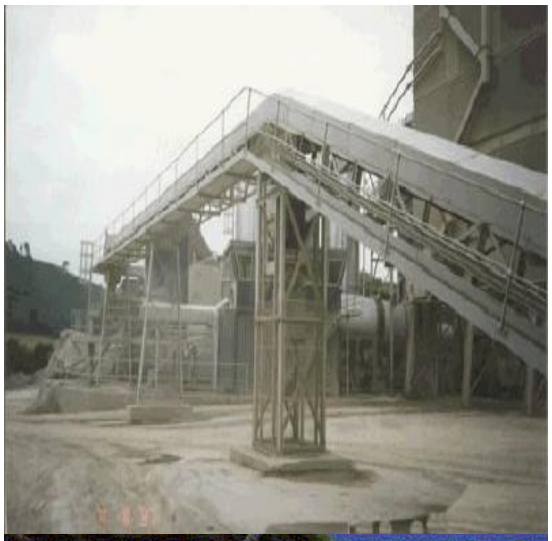
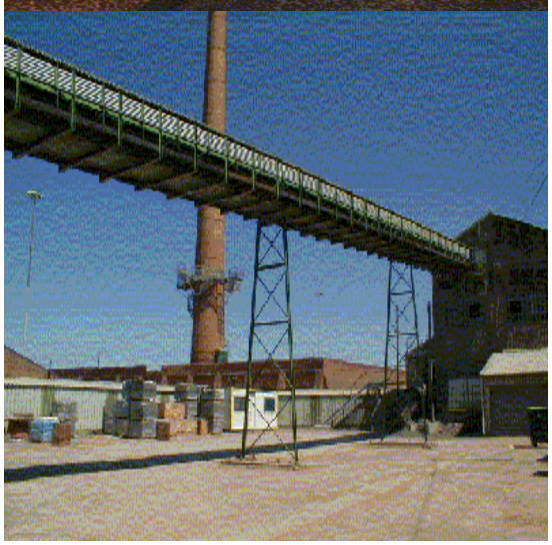


Photo2

Photo3



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Generic Category	Conveyors
CG Code	205B15
Specific	Trestle supports
Descriptive	4 leg trestle
Tech1	Ht 15m
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£21,444
Superseded codes	205B45
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General construction, 152mm x 76mm x 17.88kg/m Channel section legs and horizontal framework; 50mm x 50mm x 10kg/m cross bracing; painted finished or galvanised with 1m x 1m x 1m reinforced concrete pad foundation to each leg including holding down bolts and grouting to baseplate. 15m high.
Referencing details	Costs are unit costs for the height of support INCLUSIVE of foundation. Horizontal framework every 3m. NOTE: Cross bracing increased to 60mm x 60mm x 10kg/m for 12m and 15m height.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyor structure.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	Twin leg trestle with top of foundation visible.

Photo1

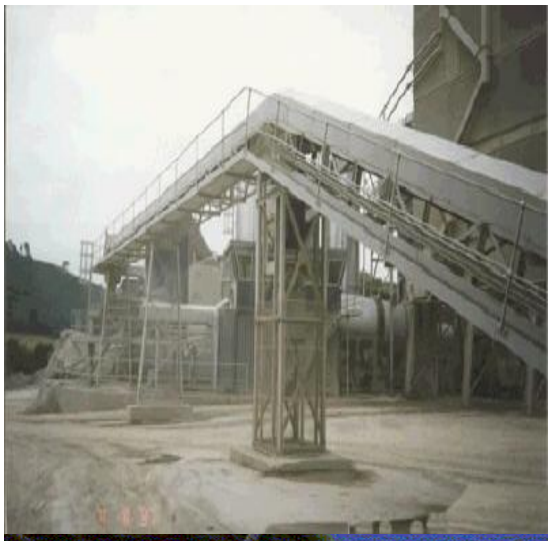
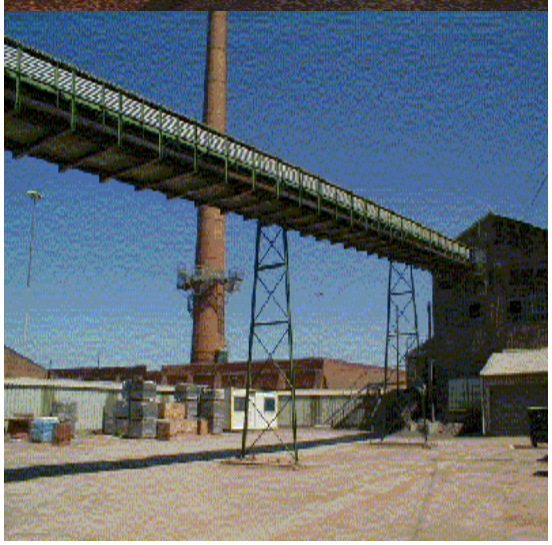


Photo2

Photo3



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Generic Category	Cooling Towers
CG Code	40Z00A
Specific	Concrete Hyperbolic
Descriptive	30m diameter
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£755
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The primary use of large, industrial cooling towers is to remove the heat absorbed in the circulating cooling water systems used in power plants, petroleum refineries, petrochemical and natural gas plants. Cooling towers can also be mechanical small-scale roof-top installations or medium-sized packaged units these have a different Cost Guide Code and are referred to as Mechanical draught. The hyperboloid shape is particularly suited to cooling tower construction as the wide base provides a large space for the water and cooling system. The narrowing effect of the tower helps with the laminar flow of the evaporated water as it rises. As the tower widens out at the top, it supports the turbulent mixing as the heated air makes contact with the atmospheric air. These large cooling towers can be up to 200 metres (660 ft) tall and 100 m (320 ft) in diameter. They are constructed as hyperboloid, doubly-curved concrete shell structures supported on a series of concrete struts. The foundations typically consist of an inclined pond wall forming a circular 'tee' beam with a wide concrete strip. The beam acts to resist the lateral load of the tower's shell structure. As well as the 'tee' beam, piled foundations are normally required to minimise differential settlement and reduce the risk of cracking. The cooling system is housed in the tower's base which is typically the bottom 10 metres, the rest of the tower consisting of an empty shell. The water falls and collects in a pond at the base of the tower, formed by a base slab and the pond wall. In natural-draught cooling towers the open structure at the base allows a natural movement of air.
Referencing details	Base Diameter and height of towers required
Cost information notes	The £cost/m² should be applied to an area arrived at by multiplying the base diameter of the tower at the base of the struts by its height above surface level.
rateable element	-
non rateable element	Pipes are non-rateable

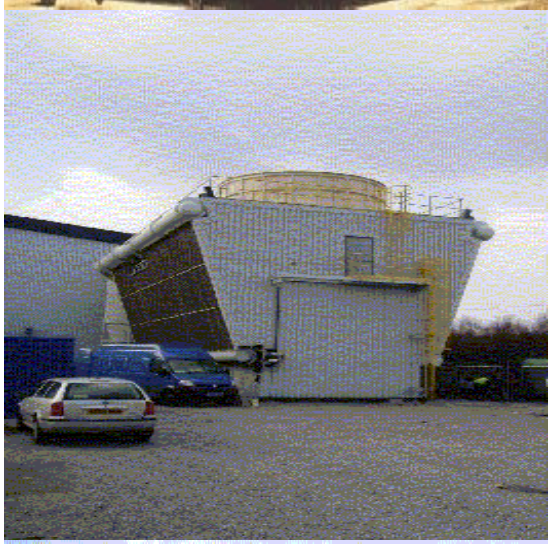
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Cooling Towers
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Cooling Towers
CG Code	40Z00F
Specific	Concrete Hyperbolic
Descriptive	60m diameter
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£673
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The primary use of large, industrial cooling towers is to remove the heat absorbed in the circulating cooling water systems used in power plants, petroleum refineries, petrochemical and natural gas plants. Cooling towers can also be mechanical small-scale roof-top installations or medium-sized packaged units these have a different Cost Guide Code and are referred to as Mechanical draught. The hyperboloid shape is particularly suited to cooling tower construction as the wide base provides a large space for the water and cooling system. The narrowing effect of the tower helps with the laminar flow of the evaporated water as it rises. As the tower widens out at the top, it supports the turbulent mixing as the heated air makes contact with the atmospheric air. These large cooling towers can be up to 200 metres (660 ft) tall and 100 m (320 ft) in diameter. They are constructed as hyperboloid, doubly-curved concrete shell structures supported on a series of concrete struts. The foundations typically consist of an inclined pond wall forming a circular 'tee' beam with a wide concrete strip. The beam acts to resist the lateral load of the tower's shell structure. As well as the 'tee' beam, piled foundations are normally required to minimise differential settlement and reduce the risk of cracking. The cooling system is housed in the tower's base which is typically the bottom 10 metres, the rest of the tower consisting of an empty shell. The water falls and collects in a pond at the base of the tower, formed by a base slab and the pond wall. In natural-draught cooling towers the open structure at the base allows a natural movement of air.
Referencing details	Base Diameter and height of towers required
Cost information notes	The £cost/m² should be applied to an area arrived at by multiplying the base diameter of the tower at the base of the struts by its height above surface level.
rateable element	-
non rateable element	Pipes are non-rateable
Adjusted Plant and Machinery	-

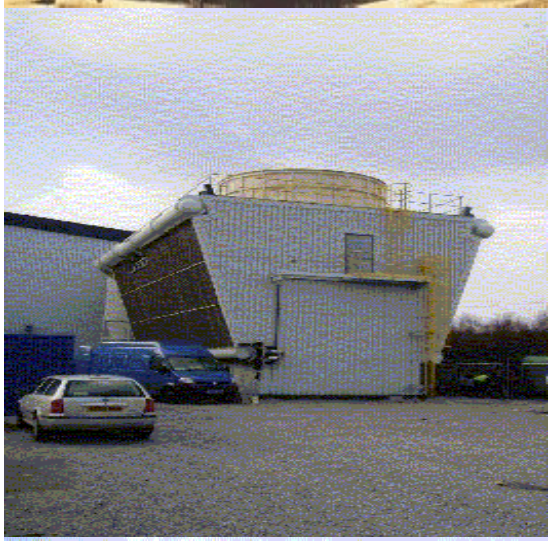
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Cooling Towers
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Cooling Towers
CG Code	40Z00K
Specific	Concrete Hyperbolic
Descriptive	90m diameter
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£605
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The primary use of large, industrial cooling towers is to remove the heat absorbed in the circulating cooling water systems used in power plants, petroleum refineries, petrochemical and natural gas plants. Cooling towers can also be mechanical small-scale roof-top installations or medium-sized packaged units these have a different Cost Guide Code and are referred to as Mechanical draught. The hyperboloid shape is particularly suited to cooling tower construction as the wide base provides a large space for the water and cooling system. The narrowing effect of the tower helps with the laminar flow of the evaporated water as it rises. As the tower widens out at the top, it supports the turbulent mixing as the heated air makes contact with the atmospheric air. These large cooling towers can be up to 200 metres (660 ft) tall and 100 m (320 ft) in diameter. They are constructed as hyperboloid, doubly-curved concrete shell structures supported on a series of concrete struts. The foundations typically consist of an inclined pond wall forming a circular 'tee' beam with a wide concrete strip. The beam acts to resist the lateral load of the tower's shell structure. As well as the 'tee' beam, piled foundations are normally required to minimise differential settlement and reduce the risk of cracking. The cooling system is housed in the tower's base which is typically the bottom 10 metres, the rest of the tower consisting of an empty shell. The water falls and collects in a pond at the base of the tower, formed by a base slab and the pond wall. In natural-draught cooling towers the open structure at the base allows a natural movement of air.
Referencing details	Base Diameter and height of towers required
Cost information notes	The £cost/m² should be applied to an area arrived at by multiplying the base diameter of the tower at the base of the struts by its height above surface level.
rateable element	-
non rateable element	Pipes are non-rateable
Adjusted Plant and Machinery	-

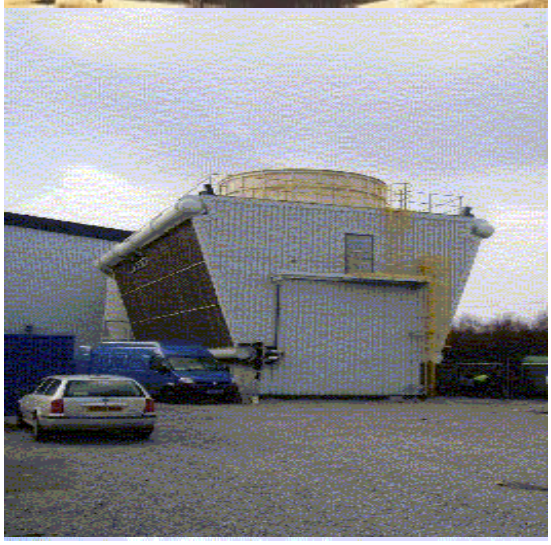
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Cooling Towers
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Cooling Towers
CG Code	41500K
Specific	Mechanical Draught
Descriptive	Concrete
Tech1	Single Cell
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£7,379
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Either steel, reinforced concrete or treated timber frame construction, clad with profiled metal or timber and packed with open cell plastic in demountable modules. Some with reinforced concrete pond at the base of the tower. There are two basic types 1) Forced draught has fans mounted on the side. 2) Induced draught has fans mounted horizontally on roof extracting vertically
Referencing details	Measure the effective volume of the tower
Cost information notes	Cost assumes PVC or plastic packing. For tower raised on platforms or stilts add 15% to total cost. Cost assumes good quality water is being cooled. If water is of poor quality or polluted often timber slat packing is used e.g. in steel works or coking plants. Excludes cost of fans
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Cooling Towers
Photo notes	-

Photo1

Photo2

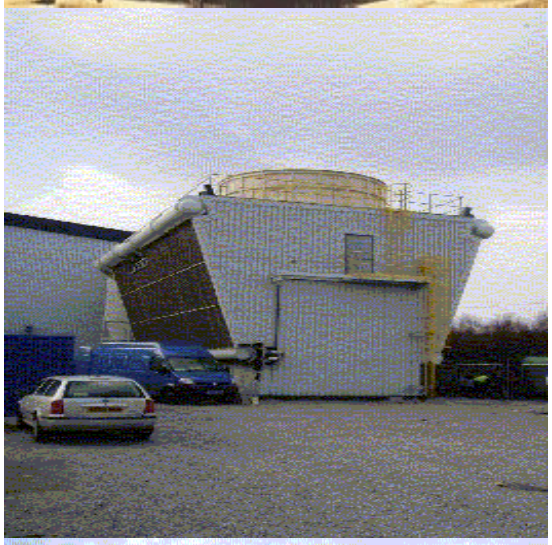

Photo3

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Generic Category	Cooling Towers
CG Code	41500P
Specific	Mechanical Draught
Descriptive	Concrete
Tech1	Multi Cell
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£6,225
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Either steel, reinforced concrete or treated timber frame construction, clad with profiled metal or timber and packed with open cell plastic in demountable modules. Some with reinforced concrete pond at the base of the tower. There are two basic types 1) Forced draught has fans mounted on the side. 2) Induced draught has fans mounted horizontally on roof extracting vertically
Referencing details	Measure the effective volume of the tower
Cost information notes	Cost assumes PVC or plastic packing. For tower raised on platforms or stilts add 15% to total cost. Cost assumes good quality water is being cooled. If water is of poor quality or polluted often timber slat packing is used e.g. in steel works or coking plants. Excludes cost of fans
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Cooling Towers
Photo notes	-

Photo1

Photo2

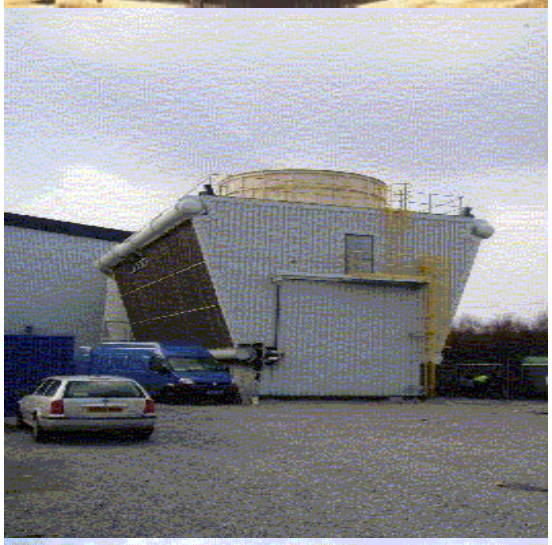

Photo3

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Generic Category	Cooling Towers
CG Code	41500A
Specific	Mechanical Draught
Descriptive	Timber
Tech1	Single Cell
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£3,930
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Either steel, reinforced concrete or treated timber frame construction, clad with profiled metal or timber and packed with open cell plastic in demountable modules. Some with reinforced concrete pond at the base of the tower. There are two basic types 1) Forced draught has fans mounted on the side. 2) Induced draught has fans mounted horizontally on roof extracting vertically
Referencing details	Measure the effective volume of the tower
Cost information notes	Cost assumes PVC or plastic packing. For tower raised on platforms or stilts add 15% to total cost. Cost assumes good quality water is being cooled. If water is of poor quality or polluted often timber slat packing is used e.g. in steel works or coking plants. Excludes cost of fans
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Cooling Towers
Photo notes	-

Photo1

Photo2

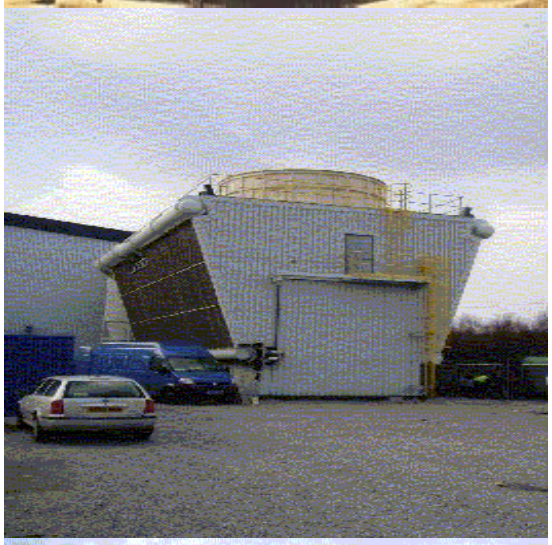

Photo3

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Generic Category	Cooling Towers
CG Code	41500F
Specific	Mechanical Draught
Descriptive	Timber
Tech1	Multi Cell
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£3,608
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Either steel, reinforced concrete or treated timber frame construction, clad with profiled metal or timber and packed with open cell plastic in demountable modules. Some with reinforced concrete pond at the base of the tower. There are two basic types 1) Forced draught has fans mounted on the side. 2) Induced draught has fans mounted horizontally on roof extracting vertically
Referencing details	Measure the effective volume of the tower
Cost information notes	Cost assumes PVC or plastic packing. For tower raised on platforms or stilts add 15% to total cost. Cost assumes good quality water is being cooled. If water is of poor quality or polluted often timber slat packing is used e.g. in steel works or coking plants. Excludes cost of fans
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Cooling Towers
Photo notes	-

Photo1

Photo2

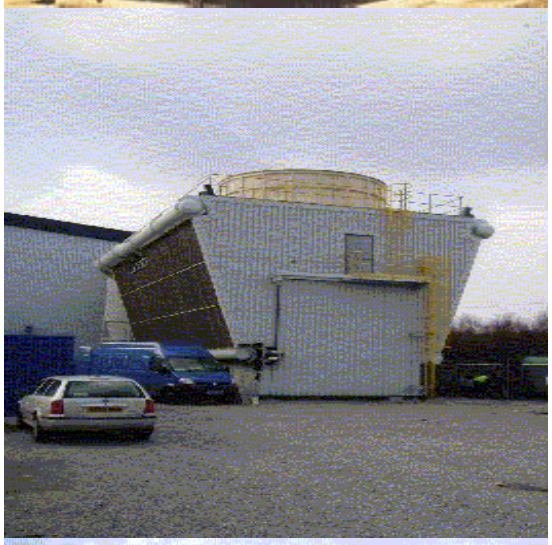

Photo3

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Generic Category	Courts
CG Code	61K00U
Specific	Law centre
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£3,334
Superseded codes	61K00B, 61K00Z
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Multi-storey building containing criminal courtrooms (crown or magistrates), and/or civil or tribunal hearing rooms, judges' chambers, public waiting areas, interview rooms, administration offices, van dock and custody suite and other ancillary space. A steel framed building enclosed with a mixture of facing brick, render, curtain walling and metal cladding walls and a flat roof incorporating an atrium or roof lights. Internally the building comprises plastered, tiled and panelled wall finishes, suspended ceilings, raised flooring, fitted furniture, sanitary ware, central heating, air conditioning, electric lighting and power, lifts, alarms, data installation, public address, CCTV and security systems.
Referencing details	GEA - Gross external area.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Courts
CG Code	61K10F
Specific	Sheriff court (Scotland only) - Large
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£3,831
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Purpose built sheriff court of approximately 25,000m2.
Referencing details	GEA - Gross external area.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

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Generic Category	Courts
CG Code	61K10A
Specific	Sheriff court (Scotland only) - Small
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£3,155
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Purpose built sheriff court of approximately 3,000m2.
Referencing details	GEA - Gross external area.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

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Generic Category	Cranes
CG Code	214F07
Specific	Gantry freestanding
Descriptive	10 tonnes
Tech1	Height to Underside of Rail Track
Tech2	5 metres
Unit size	-
Unit of measurement	m
ERC	£2,688
Superseded codes	214F02
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The Overhead crane structure is free standing (not forming an integral part of a building). This item can be found inside or outside a building. For overhead cranes where the structural support is integral with that of the building see 214B- series. The moving traveller is not rateable nor is the lifting gear mechanism. The rail track, supporting beam, vertical stanchions and foundations are rateable. The structure is rateable no matter what the lifting capacity of the beam is. (Contrast this with the beam that is an integral part of the building) The supporting steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and the ERCs provided are all inclusive. The concrete foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate. See Structural Steelwork- supporting structures.
Referencing details	The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached).
Cost information notes	The costs are based on a standard 15m span for the traveller. LINEAR METREAGE is the length of the rail track (or the distance that the crane travels over). (Not always the length of the building) and is NOT the combined length of the two rails.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	It is envisaged that no extra costs to the freestanding prices would be applicable if the freestanding gantry were OUTSIDE.
Photo description	Cranes: Gantry Freestanding The overhead crane structure is free standing (not forming an integral part of a building). This item can be found inside or outside a building.Note: Vertical structural steel support stanchions, horizontal rail beams, and large concrete foundations all rateable Class 4 Table 3. The moving traveller and hoist is not rateable in this situation and is not a Class 3 hoist.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Cranes
CG Code	214F27
Specific	Gantry freestanding
Descriptive	10 tonnes
Tech1	Height to Underside of Rail Track
Tech2	10 metres
Unit size	-
Unit of measurement	m
ERC	£3,198
Superseded codes	214F12, 214F17, 214F22
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The Overhead crane structure is free standing (not forming an integral part of a building). This item can be found inside or outside a building. For overhead cranes where the structural support is integral with that of the building see 214B- series. The moving traveller is not rateable nor is the lifting gear mechanism. The rail track, supporting beam, vertical stanchions and foundations are rateable. The structure is rateable no matter what the lifting capacity of the beam is. (Contrast this with the beam that is an integral part of the building) The supporting steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and the ERCs provided are all inclusive. The concrete foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate. See Structural Steelwork- supporting structures.
Referencing details	The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached).
Cost information notes	The costs are based on a standard 15m span for the traveller. LINEAR METREAGE is the length of the rail track (or the distance that the crane travels over). (Not always the length of the building) and is NOT the combined length of the two rails.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	It is envisaged that no extra costs to the freestanding prices would be applicable if the freestanding gantry were OUTSIDE.
Photo description	Cranes: Gantry Freestanding The overhead crane structure is free standing (not forming an integral part of a building). This item can be found inside or outside a building.Note: Vertical structural steel support stanchions, horizontal rail beams, and large concrete foundations all rateable Class 4 Table 3. The moving traveller and hoist is not rateable in this situation and is not a Class 3 hoist.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Cranes
CG Code	214F32
Specific	Gantry freestanding
Descriptive	10 tonnes
Tech1	Height to Underside of Rail Track
Tech2	15 metres
Unit size	-
Unit of measurement	m
ERC	£4,529
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The Overhead crane structure is free standing (not forming an integral part of a building). This item can be found inside or outside a building. For overhead cranes where the structural support is integral with that of the building see 214B- series. The moving traveller is not rateable nor is the lifting gear mechanism. The rail track, supporting beam, vertical stanchions and foundations are rateable. The structure is rateable no matter what the lifting capacity of the beam is. (Contrast this with the beam that is an integral part of the building) The supporting steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and the ERCs provided are all inclusive. The concrete foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate. See Structural Steelwork- supporting structures.
Referencing details	The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached).
Cost information notes	The costs are based on a standard 15m span for the traveller. LINEAR METREAGE is the length of the rail track (or the distance that the crane travels over). (Not always the length of the building) and is NOT the combined length of the two rails.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	It is envisaged that no extra costs to the freestanding prices would be applicable if the freestanding gantry were OUTSIDE.
Photo description	Cranes: Gantry Freestanding The overhead crane structure is free standing (not forming an integral part of a building). This item can be found inside or outside a building.Note: Vertical structural steel support stanchions, horizontal rail beams, and large concrete foundations all rateable Class 4 Table 3. The moving traveller and hoist is not rateable in this situation and is not a Class 3 hoist.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Cranes
CG Code	214F08
Specific	Gantry freestanding
Descriptive	15 tonnes
Tech1	Height to Underside of Rail Track
Tech2	5 metres
Unit size	-
Unit of measurement	m
ERC	£2,796
Superseded codes	214F03
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The Overhead crane structure is free standing (not forming an integral part of a building). This item can be found inside or outside a building. For overhead cranes where the structural support is integral with that of the building see 214B- series. The moving traveller is not rateable nor is the lifting gear mechanism. The rail track, supporting beam, vertical stanchions and foundations are rateable. The structure is rateable no matter what the lifting capacity of the beam is. (Contrast this with the beam that is an integral part of the building) The supporting steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and the ERCs provided are all inclusive. The concrete foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate. See Structural Steelwork- supporting structures.
Referencing details	The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached).
Cost information notes	The costs are based on a standard 15m span for the traveller. LINEAR METREAGE is the length of the rail track (or the distance that the crane travels over). (Not always the length of the building) and is NOT the combined length of the two rails.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	It is envisaged that no extra costs to the freestanding prices would be applicable if the freestanding gantry were OUTSIDE.
Photo description	Cranes: Gantry Freestanding The overhead crane structure is free standing (not forming an integral part of a building). This item can be found inside or outside a building.Note: Vertical structural steel support stanchions, horizontal rail beams, and large concrete foundations all rateable Class 4 Table 3. The moving traveller and hoist is not rateable in this situation and is not a Class 3 hoist.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Cranes
CG Code	214F28
Specific	Gantry freestanding
Descriptive	15 tonnes
Tech1	Height to Underside of Rail Track
Tech2	10 metres
Unit size	-
Unit of measurement	m
ERC	£3,308
Superseded codes	214F13, 214F18, 214F23
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The Overhead crane structure is free standing (not forming an integral part of a building). This item can be found inside or outside a building. For overhead cranes where the structural support is integral with that of the building see 214B- series. The moving traveller is not rateable nor is the lifting gear mechanism. The rail track, supporting beam, vertical stanchions and foundations are rateable. The structure is rateable no matter what the lifting capacity of the beam is. (Contrast this with the beam that is an integral part of the building) The supporting steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and the ERCs provided are all inclusive. The concrete foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate. See Structural Steelwork- supporting structures.
Referencing details	The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached).
Cost information notes	The costs are based on a standard 15m span for the traveller. LINEAR METREAGE is the length of the rail track (or the distance that the crane travels over). (Not always the length of the building) and is NOT the combined length of the two rails.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	It is envisaged that no extra costs to the freestanding prices would be applicable if the freestanding gantry were OUTSIDE.
Photo description	Cranes: Gantry Freestanding The overhead crane structure is free standing (not forming an integral part of a building). This item can be found inside or outside a building.Note: Vertical structural steel support stanchions, horizontal rail beams, and large concrete foundations all rateable Class 4 Table 3. The moving traveller and hoist is not rateable in this situation and is not a Class 3 hoist.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Cranes
CG Code	214F33
Specific	Gantry freestanding
Descriptive	15 tonnes
Tech1	Height to Underside of Rail Track
Tech2	15 metres
Unit size	-
Unit of measurement	m
ERC	£4,638
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The Overhead crane structure is free standing (not forming an integral part of a building). This item can be found inside or outside a building. For overhead cranes where the structural support is integral with that of the building see 214B- series. The moving traveller is not rateable nor is the lifting gear mechanism. The rail track, supporting beam, vertical stanchions and foundations are rateable. The structure is rateable no matter what the lifting capacity of the beam is. (Contrast this with the beam that is an integral part of the building) The supporting steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and the ERCs provided are all inclusive. The concrete foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate. See Structural Steelwork- supporting structures.
Referencing details	The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached).
Cost information notes	The costs are based on a standard 15m span for the traveller. LINEAR METREAGE is the length of the rail track (or the distance that the crane travels over). (Not always the length of the building) and is NOT the combined length of the two rails.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	It is envisaged that no extra costs to the freestanding prices would be applicable if the freestanding gantry were OUTSIDE.
Photo description	Cranes: Gantry Freestanding The overhead crane structure is free standing (not forming an integral part of a building). This item can be found inside or outside a building.Note: Vertical structural steel support stanchions, horizontal rail beams, and large concrete foundations all rateable Class 4 Table 3. The moving traveller and hoist is not rateable in this situation and is not a Class 3 hoist.
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Generic Category	Cranes
CG Code	214F09
Specific	Gantry freestanding
Descriptive	20 tonnes
Tech1	Height to Underside of Rail Track
Tech2	5 metres
Unit size	-
Unit of measurement	m
ERC	£2,995
Superseded codes	214F04
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The Overhead crane structure is free standing (not forming an integral part of a building). This item can be found inside or outside a building. For overhead cranes where the structural support is integral with that of the building see 214B- series. The moving traveller is not rateable nor is the lifting gear mechanism. The rail track, supporting beam, vertical stanchions and foundations are rateable. The structure is rateable no matter what the lifting capacity of the beam is. (Contrast this with the beam that is an integral part of the building) The supporting steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and the ERCs provided are all inclusive. The concrete foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate. See Structural Steelwork- supporting structures.
Referencing details	The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached).
Cost information notes	The costs are based on a standard 15m span for the traveller. LINEAR METREAGE is the length of the rail track (or the distance that the crane travels over). (Not always the length of the building) and is NOT the combined length of the two rails.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	It is envisaged that no extra costs to the freestanding prices would be applicable if the freestanding gantry were OUTSIDE.
Photo description	Cranes: Gantry Freestanding The overhead crane structure is free standing (not forming an integral part of a building). This item can be found inside or outside a building.Note: Vertical structural steel support stanchions, horizontal rail beams, and large concrete foundations all rateable Class 4 Table 3. The moving traveller and hoist is not rateable in this situation and is not a Class 3 hoist.
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Generic Category	Cranes
CG Code	214F29
Specific	Gantry freestanding
Descriptive	20 tonnes
Tech1	Height to Underside of Rail Track
Tech2	10 metres
Unit size	-
Unit of measurement	m
ERC	£3,602
Superseded codes	214F14, 214F19, 214F24
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The Overhead crane structure is free standing (not forming an integral part of a building). This item can be found inside or outside a building. For overhead cranes where the structural support is integral with that of the building see 214B- series. The moving traveller is not rateable nor is the lifting gear mechanism. The rail track, supporting beam, vertical stanchions and foundations are rateable. The structure is rateable no matter what the lifting capacity of the beam is. (Contrast this with the beam that is an integral part of the building) The supporting steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and the ERCs provided are all inclusive. The concrete foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate. See Structural Steelwork- supporting structures.
Referencing details	The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached).
Cost information notes	The costs are based on a standard 15m span for the traveller. LINEAR METREAGE is the length of the rail track (or the distance that the crane travels over). (Not always the length of the building) and is NOT the combined length of the two rails.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	It is envisaged that no extra costs to the freestanding prices would be applicable if the freestanding gantry were OUTSIDE.
Photo description	Cranes: Gantry Freestanding The overhead crane structure is free standing (not forming an integral part of a building). This item can be found inside or outside a building.Note: Vertical structural steel support stanchions, horizontal rail beams, and large concrete foundations all rateable Class 4 Table 3. The moving traveller and hoist is not rateable in this situation and is not a Class 3 hoist.
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Generic Category	Cranes
CG Code	214F34
Specific	Gantry freestanding
Descriptive	20 tonnes
Tech1	Height to Underside of Rail Track
Tech2	15 metres
Unit size	-
Unit of measurement	m
ERC	£5,030
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The Overhead crane structure is free standing (not forming an integral part of a building). This item can be found inside or outside a building. For overhead cranes where the structural support is integral with that of the building see 214B- series. The moving traveller is not rateable nor is the lifting gear mechanism. The rail track, supporting beam, vertical stanchions and foundations are rateable. The structure is rateable no matter what the lifting capacity of the beam is. (Contrast this with the beam that is an integral part of the building) The supporting steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and the ERCs provided are all inclusive. The concrete foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate. See Structural Steelwork- supporting structures.
Referencing details	The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached).
Cost information notes	The costs are based on a standard 15m span for the traveller. LINEAR METREAGE is the length of the rail track (or the distance that the crane travels over). (Not always the length of the building) and is NOT the combined length of the two rails.
rateable element	Class 4 Table 309/06/2021: Foundations, settings, fixed gantries, supports Class 1 Table 1: List of Accessories (i) Travellers, Cranes Class 2.
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	It is envisaged that no extra costs to the freestanding prices would be applicable if the freestanding gantry were OUTSIDE.
Photo description	Cranes: Gantry Freestanding The overhead crane structure is free standing (not forming an integral part of a building). This item can be found inside or outside a building.Note: Vertical structural steel support stanchions, horizontal rail beams, and large concrete foundations all rateable Class 4 Table 3. The moving traveller and hoist is not rateable in this situation and is not a Class 3 hoist.
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Generic Category	Cranes
CG Code	214F06
Specific	Gantry freestanding
Descriptive	5 tonnes
Tech1	Height to Underside of Rail Track
Tech2	5 metres
Unit size	-
Unit of measurement	m
ERC	£2,539
Superseded codes	214F01
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The Overhead crane structure is free standing (not forming an integral part of a building). This item can be found inside or outside a building. For overhead cranes where the structural support is integral with that of the building see 214B- series. The moving traveller is not rateable nor is the lifting gear mechanism. The rail track, supporting beam, vertical stanchions and foundations are rateable. The structure is rateable no matter what the lifting capacity of the beam is. (Contrast this with the beam that is an integral part of the building) The supporting steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and the ERCs provided are all inclusive. The concrete foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate. See Structural Steelwork- supporting structures.
Referencing details	The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached).
Cost information notes	The costs are based on a standard 15m span for the traveller. LINEAR METREAGE is the length of the rail track (or the distance that the crane travels over). (Not always the length of the building) and is NOT the combined length of the two rails.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	It is envisaged that no extra costs to the freestanding prices would be applicable if the freestanding gantry were OUTSIDE.
Photo description	Cranes: Gantry Freestanding The overhead crane structure is free standing (not forming an integral part of a building). This item can be found inside or outside a building.Note: Vertical structural steel support stanchions, horizontal rail beams, and large concrete foundations all rateable Class 4 Table 3. The moving traveller and hoist is not rateable in this situation and is not a Class 3 hoist.
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Generic Category	Cranes
CG Code	214F26
Specific	Gantry freestanding
Descriptive	10 tonnes
Tech1	Height to Underside of Rail Track
Tech2	5 metres
Unit size	-
Unit of measurement	m
ERC	£3,051
Superseded codes	214F11, 214F16, 214F21
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The Overhead crane structure is free standing (not forming an integral part of a building). This item can be found inside or outside a building. For overhead cranes where the structural support is integral with that of the building see 214B- series. The moving traveller is not rateable nor is the lifting gear mechanism. The rail track, supporting beam, vertical stanchions and foundations are rateable. The structure is rateable no matter what the lifting capacity of the beam is. (Contrast this with the beam that is an integral part of the building) The supporting steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and the ERCs provided are all inclusive. The concrete foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate. See Structural Steelwork- supporting structures.
Referencing details	The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached).
Cost information notes	The costs are based on a standard 15m span for the traveller. LINEAR METREAGE is the length of the rail track (or the distance that the crane travels over). (Not always the length of the building) and is NOT the combined length of the two rails.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	It is envisaged that no extra costs to the freestanding prices would be applicable if the freestanding gantry were OUTSIDE.
Photo description	Cranes: Gantry Freestanding The overhead crane structure is free standing (not forming an integral part of a building). This item can be found inside or outside a building.Note: Vertical structural steel support stanchions, horizontal rail beams, and large concrete foundations all rateable Class 4 Table 3. The moving traveller and hoist is not rateable in this situation and is not a Class 3 hoist.
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Generic Category	Cranes
CG Code	214F31
Specific	Gantry freestanding
Descriptive	5 tonnes
Tech1	Height to Underside of Rail Track
Tech2	15 metres
Unit size	-
Unit of measurement	m
ERC	£4,382
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The Overhead crane structure is free standing (not forming an integral part of a building). This item can be found inside or outside a building. For overhead cranes where the structural support is integral with that of the building see 214B- series. The moving traveller is not rateable nor is the lifting gear mechanism. The rail track, supporting beam, vertical stanchions and foundations are rateable. The structure is rateable no matter what the lifting capacity of the beam is. (Contrast this with the beam that is an integral part of the building) The supporting steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and the ERCs provided are all inclusive. The concrete foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate. See Structural Steelwork- supporting structures.
Referencing details	The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached).
Cost information notes	The costs are based on a standard 15m span for the traveller. LINEAR METREAGE is the length of the rail track (or the distance that the crane travels over). (Not always the length of the building) and is NOT the combined length of the two rails.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	It is envisaged that no extra costs to the freestanding prices would be applicable if the freestanding gantry were OUTSIDE.
Photo description	Cranes: Gantry Freestanding The overhead crane structure is free standing (not forming an integral part of a building). This item can be found inside or outside a building.Note: Vertical structural steel support stanchions, horizontal rail beams, and large concrete foundations all rateable Class 4 Table 3. The moving traveller and hoist is not rateable in this situation and is not a Class 3 hoist.
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Photo2	

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Generic Category	Cranes
CG Code	214F10
Specific	Gantry freestanding
Descriptive	50 tonnes
Tech1	Height to Underside of Rail Track
Tech2	5 metres
Unit size	-
Unit of measurement	m
ERC	£4,417
Superseded codes	214F05
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The Overhead crane structure is free standing (not forming an integral part of a building). This item can be found inside or outside a building. For overhead cranes where the structural support is integral with that of the building see 214B- series. The moving traveller is not rateable nor is the lifting gear mechanism. The rail track, supporting beam, vertical stanchions and foundations are rateable. The structure is rateable no matter what the lifting capacity of the beam is. (Contrast this with the beam that is an integral part of the building) The supporting steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and the ERCs provided are all inclusive. The concrete foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate. See Structural Steelwork- supporting structures.
Referencing details	The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached).
Cost information notes	The costs are based on a standard 15m span for the traveller. LINEAR METREAGE is the length of the rail track (or the distance that the crane travels over). (Not always the length of the building) and is NOT the combined length of the two rails.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	It is envisaged that no extra costs to the freestanding prices would be applicable if the freestanding gantry were OUTSIDE.
Photo description	Cranes: Gantry Freestanding The overhead crane structure is free standing (not forming an integral part of a building). This item can be found inside or outside a building.Note: Vertical structural steel support stanchions, horizontal rail beams, and large concrete foundations all rateable Class 4 Table 3. The moving traveller and hoist is not rateable in this situation and is not a Class 3 hoist.
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Generic Category	Cranes
CG Code	214F30
Specific	Gantry freestanding
Descriptive	50 tonnes
Tech1	Height to Underside of Rail Track
Tech2	10 metres
Unit size	-
Unit of measurement	m
ERC	£5,053
Superseded codes	214F15, 214F20, 214F25
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The Overhead crane structure is free standing (not forming an integral part of a building). This item can be found inside or outside a building. For overhead cranes where the structural support is integral with that of the building see 214B- series. The moving traveller is not rateable nor is the lifting gear mechanism. The rail track, supporting beam, vertical stanchions and foundations are rateable. The structure is rateable no matter what the lifting capacity of the beam is. (Contrast this with the beam that is an integral part of the building) The supporting steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and the ERCs provided are all inclusive. The concrete foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate. See Structural Steelwork- supporting structures.
Referencing details	The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached).
Cost information notes	The costs are based on a standard 15m span for the traveller. LINEAR METREAGE is the length of the rail track (or the distance that the crane travels over). (Not always the length of the building) and is NOT the combined length of the two rails.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	It is envisaged that no extra costs to the freestanding prices would be applicable if the freestanding gantry were OUTSIDE.
Photo description	Cranes: Gantry Freestanding The overhead crane structure is free standing (not forming an integral part of a building). This item can be found inside or outside a building.Note: Vertical structural steel support stanchions, horizontal rail beams, and large concrete foundations all rateable Class 4 Table 3. The moving traveller and hoist is not rateable in this situation and is not a Class 3 hoist.
Photo notes	-
Photo1	
Photo2	

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Generic Category	Cranes
CG Code	214F35
Specific	Gantry freestanding
Descriptive	50 tonnes
Tech1	Height to Underside of Rail Track
Tech2	15 metres
Unit size	-
Unit of measurement	m
ERC	£5,688
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The Overhead crane structure is free standing (not forming an integral part of a building). This item can be found inside or outside a building. For overhead cranes whose The Overhead crane structure is free standing (not forming an integral part of a building). This item can be found inside or outside a building. For overhead cranes where the structural support is integral with that of the building see 214B- series. The moving traveller is not rateable nor is the lifting gear mechanism. The rail track, supporting beam, vertical stanchions and foundations are rateable. The structure is rateable no matter what the lifting capacity of the beam is. (Contrast this with the beam that is an integral part of the building) The supporting steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and the ERCs provided are all inclusive. The concrete foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate. See Structural Steelwork- supporting structures.
Referencing details	The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached).
Cost information notes	The costs are based on a standard 15m span for the traveller. LINEAR METREAGE is the length of the rail track (or the distance that the crane travels over). (Not always the length of the building) and is NOT the combined length of the two rails.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	It is envisaged that no extra costs to the freestanding prices would be applicable if the freestanding gantry were OUTSIDE.
Photo description	Cranes: Gantry Freestanding The overhead crane structure is free standing (not forming an integral part of a building). This item can be found inside or outside a building.Note: Vertical structural steel support stanchions, horizontal rail beams, and large concrete foundations all rateable Class 4 Table 3. The moving traveller and hoist is not rateable in this situation and is not a Class 3 hoist.
Photo notes	-
Photo1	
Photo2	

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Generic Category	Cranes
CG Code	214B01
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	6 metres
Tech2	5 tonnes
Unit size	-
Unit of measurement	m
ERC	£987
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

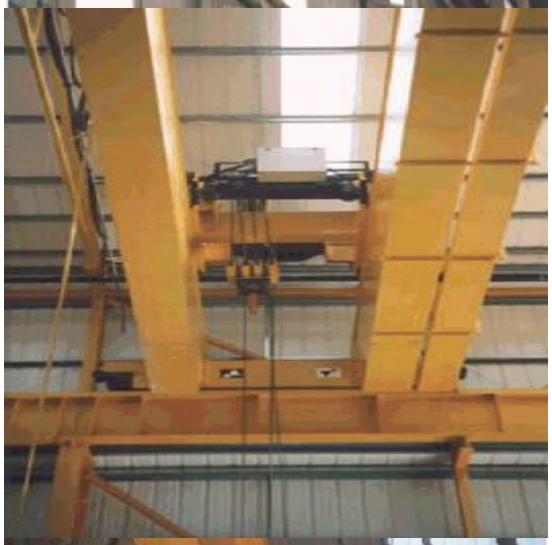

Photo3

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Generic Category	Cranes
CG Code	214B02
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	6 metres
Tech2	10 tonnes
Unit size	-
Unit of measurement	m
ERC	£1,135
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

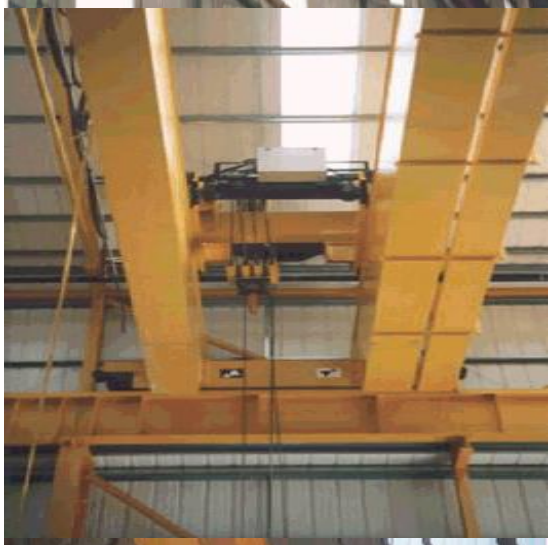

Photo3

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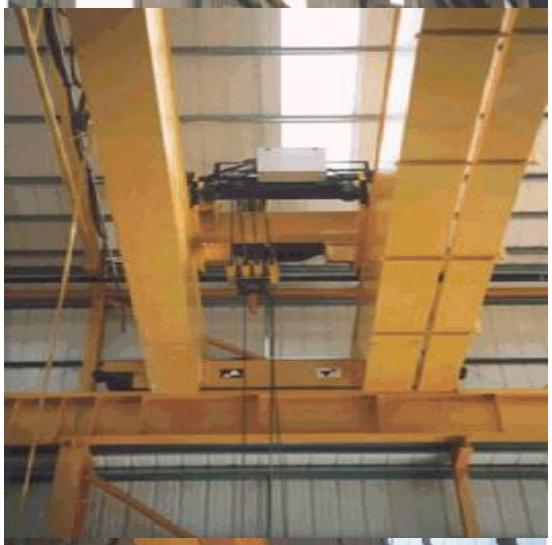
Generic Category	Cranes
CG Code	214B03
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	6 metres
Tech2	15 tonnes
Unit size	-
Unit of measurement	m
ERC	£1,244
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2



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Generic Category	Cranes
CG Code	214B04
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	6 metres
Tech2	20 tonnes
Unit size	-
Unit of measurement	m
ERC	£1,369
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

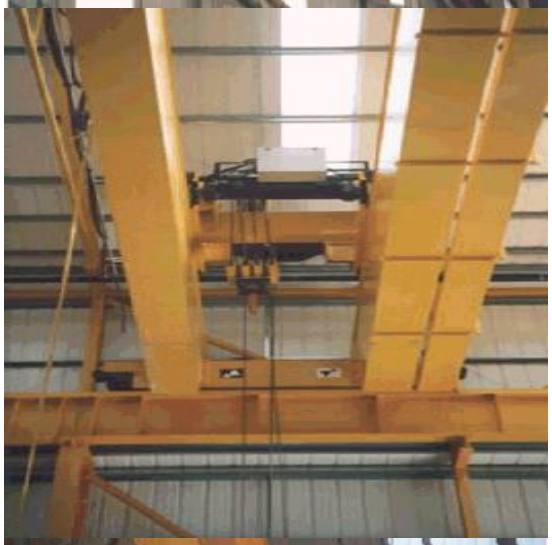

Photo3

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Generic Category	Cranes
CG Code	214B05
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	6 metres
Tech2	25 tonnes
Unit size	-
Unit of measurement	m
ERC	£1,437
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

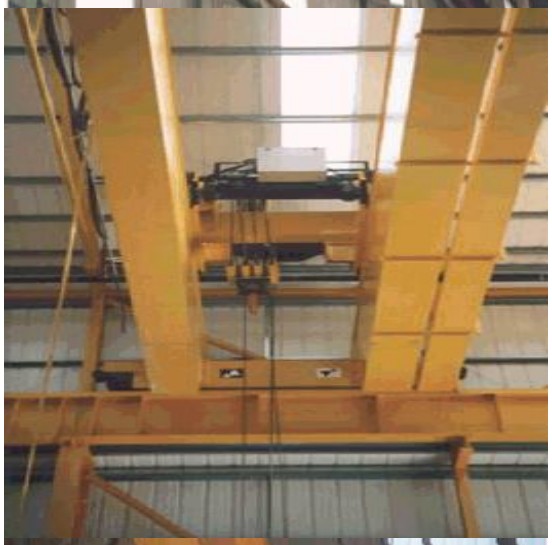

Photo3

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Generic Category	Cranes
CG Code	214B06
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	6 metres
Tech2	30 tonnes
Unit size	-
Unit of measurement	m
ERC	£1,713
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

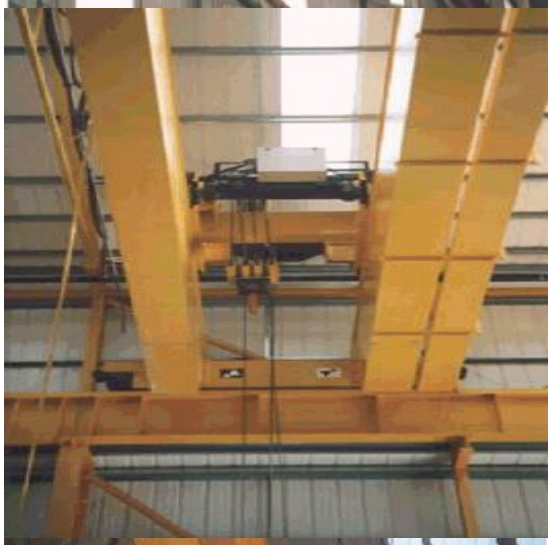

Photo3

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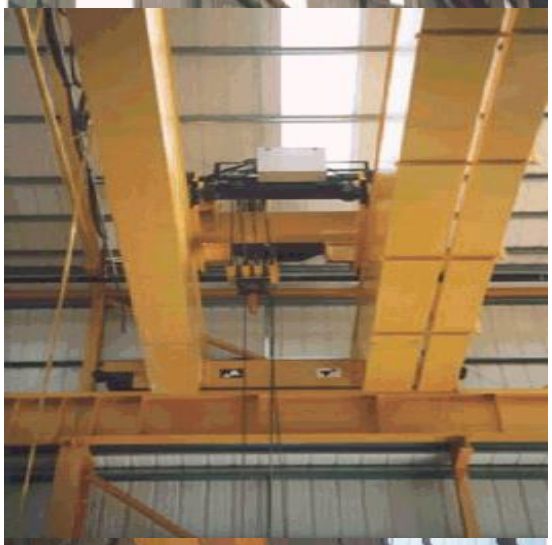
Generic Category	Cranes
CG Code	214B19
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	10.66 metres
Tech2	5 tonnes
Unit size	-
Unit of measurement	m
ERC	£1,083
Superseded codes	214B07, 214B13
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2



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Generic Category	Cranes
CG Code	214B20
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	10.66 metres
Tech2	10 tonnes
Unit size	-
Unit of measurement	m
ERC	£1,231
Superseded codes	214B08, 214B14
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

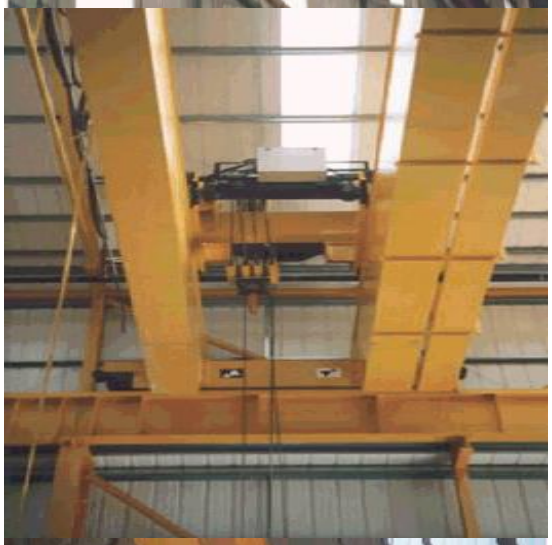

Photo3

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Generic Category	Cranes
CG Code	214B21
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	10.66 metres
Tech2	15 tonnes
Unit size	-
Unit of measurement	m
ERC	£1,339
Superseded codes	214B09, 214B15
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

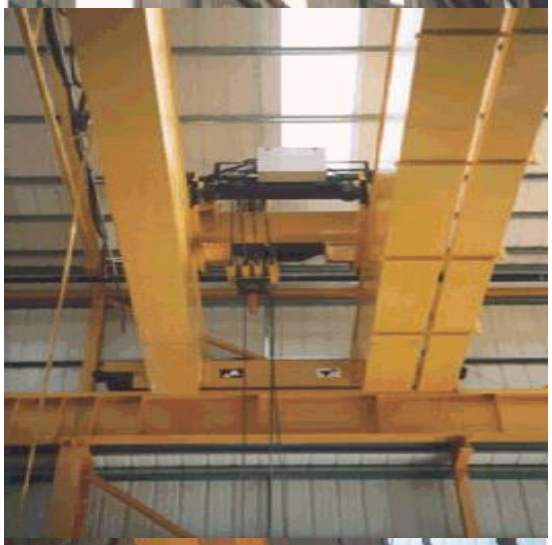

Photo3

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Generic Category	Cranes
CG Code	214B22
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	10.66 metres
Tech2	20 tonnes
Unit size	-
Unit of measurement	m
ERC	£1,482
Superseded codes	214B10, 214B16
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

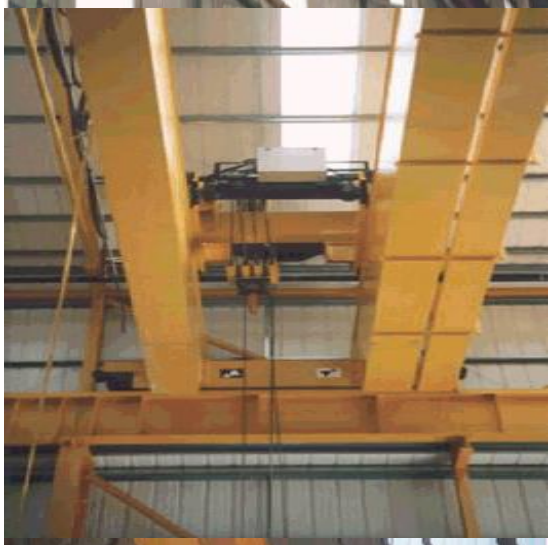

Photo3

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Generic Category	Cranes
CG Code	214B23
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	10.66 metres
Tech2	25 tonnes
Unit size	-
Unit of measurement	m
ERC	£1,550
Superseded codes	214B11, 214B17
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Referencing details	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-
Photo1	
Photo2	

Photo3

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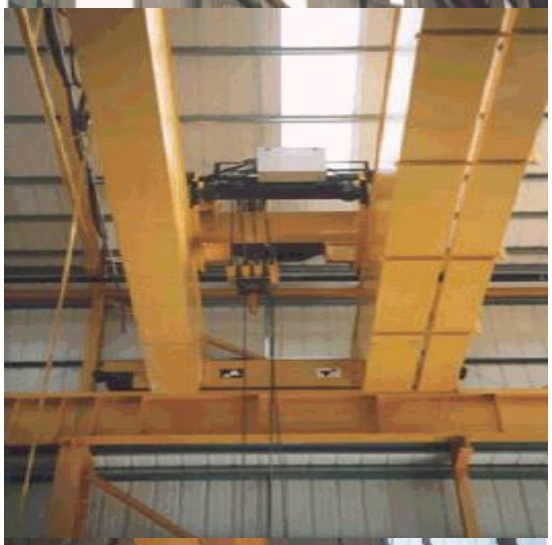
Generic Category	Cranes
CG Code	214B24
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	10.66 metres
Tech2	30 tonnes
Unit size	-
Unit of measurement	m
ERC	£1,883
Superseded codes	214B12, 214B18
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2



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Generic Category	Cranes
CG Code	214B37
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	15.24 metres
Tech2	5 tonnes
Unit size	-
Unit of measurement	m
ERC	£1,340
Superseded codes	214B25, 214B31
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

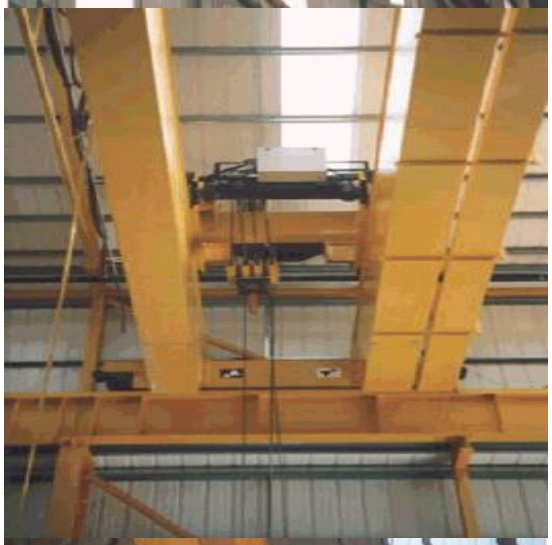

Photo3

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Generic Category	Cranes
CG Code	214B38
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	15.24 metres
Tech2	10 tonnes
Unit size	-
Unit of measurement	m
ERC	£1,488
Superseded codes	214B26, 214B32
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

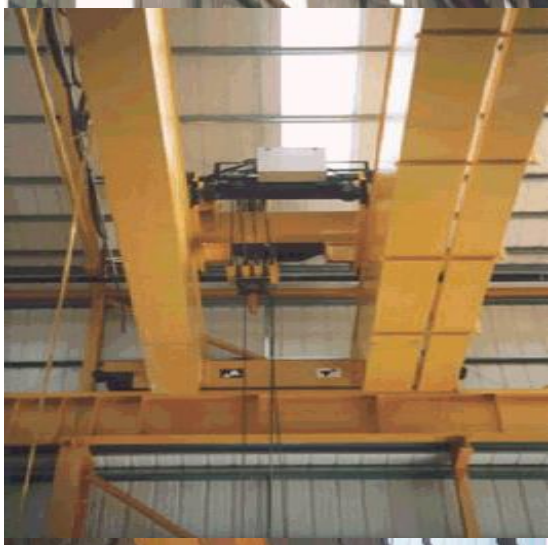

Photo3

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Generic Category	Cranes
CG Code	214B39
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	15.24 metres
Tech2	15 tonnes
Unit size	-
Unit of measurement	m
ERC	£1,597
Superseded codes	214B27, 214B33
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

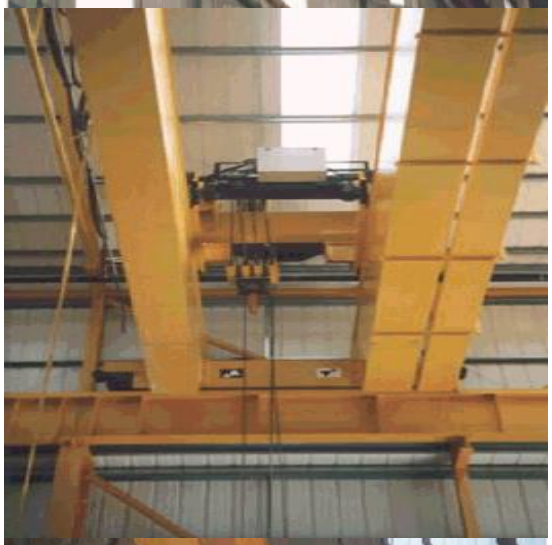

Photo3

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Generic Category	Cranes
CG Code	214B40
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	15.24 metres
Tech2	20 tonnes
Unit size	-
Unit of measurement	m
ERC	£1,757
Superseded codes	214B28, 214B34
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

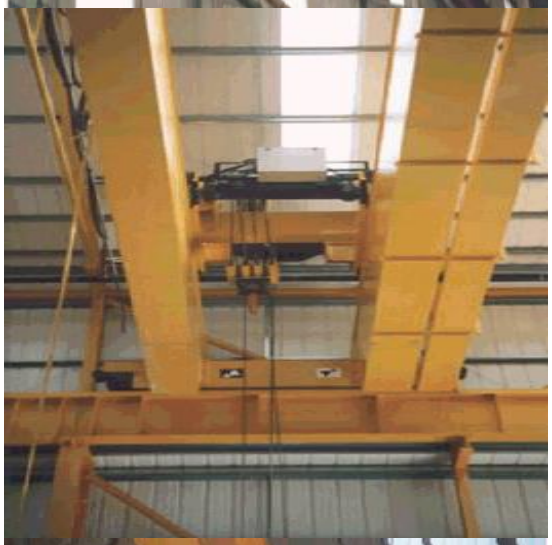

Photo3

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Generic Category	Cranes
CG Code	214B41
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	15.24 metres
Tech2	25 tonnes
Unit size	-
Unit of measurement	m
ERC	£1,825
Superseded codes	214B29, 214B35
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

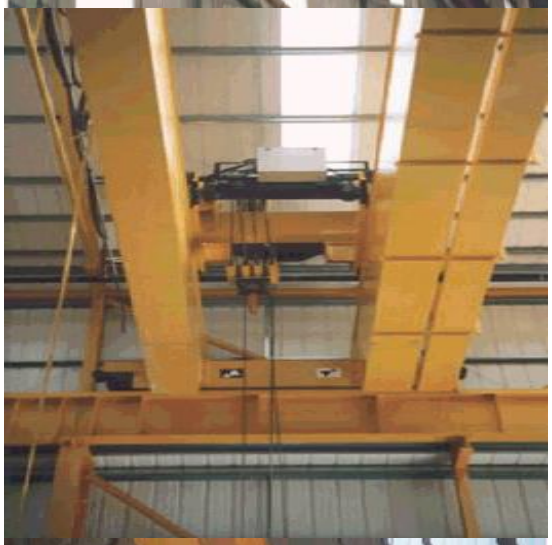

Photo3

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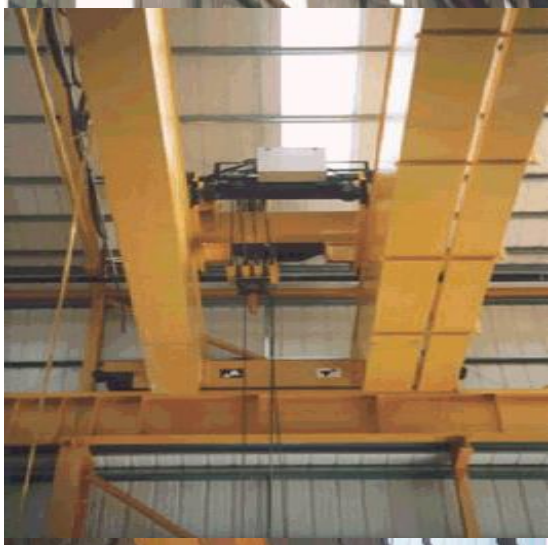
Generic Category	Cranes
CG Code	214B42
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	15.24 metres
Tech2	30 tonnes
Unit size	-
Unit of measurement	m
ERC	£2,296
Superseded codes	214B30, 214B36
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2



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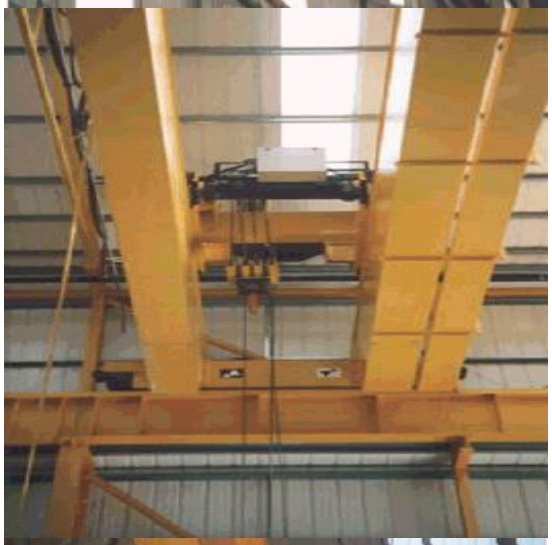
Generic Category	Cranes
CG Code	214B55
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	19.81 metres
Tech2	5 tonnes
Unit size	-
Unit of measurement	m
ERC	£1,644
Superseded codes	214B43, 214B49
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2



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Generic Category	Cranes
CG Code	214B56
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	19.81 metres
Tech2	10 tonnes
Unit size	-
Unit of measurement	m
ERC	£1,792
Superseded codes	214B44, 214B50
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

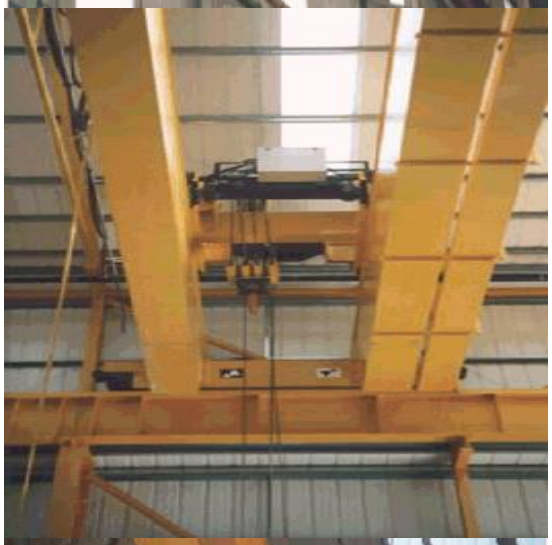

Photo3

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Generic Category	Cranes
CG Code	214B57
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	19.81 metres
Tech2	15 tonnes
Unit size	-
Unit of measurement	m
ERC	£1,901
Superseded codes	214B45, 214B51
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

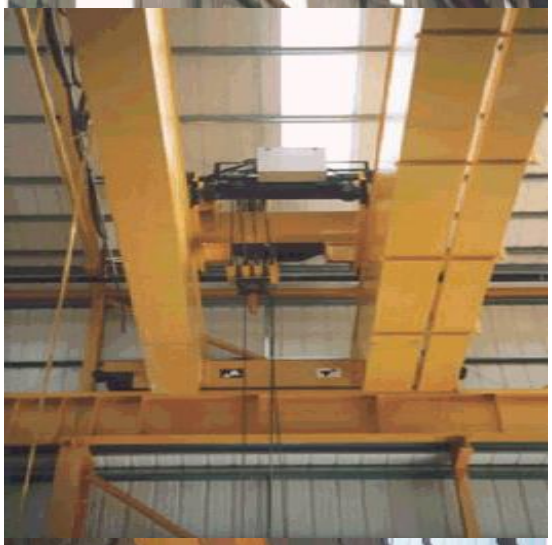

Photo3

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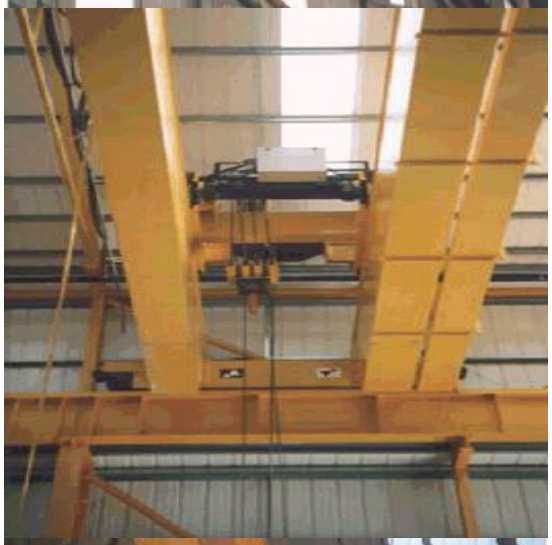
Generic Category	Cranes
CG Code	214B58
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	19.81 metres
Tech2	20 tonnes
Unit size	-
Unit of measurement	m
ERC	£2,099
Superseded codes	214B46, 214B52
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2



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Generic Category	Cranes
CG Code	214B59
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	19.81 metres
Tech2	25 tonnes
Unit size	-
Unit of measurement	m
ERC	£2,166
Superseded codes	214B47, 214B53
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

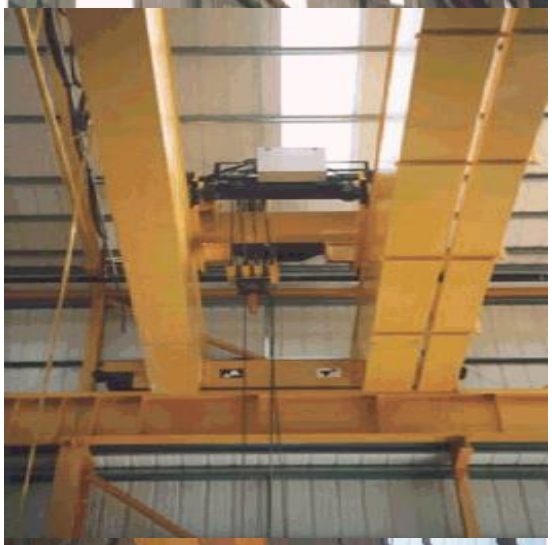

Photo3

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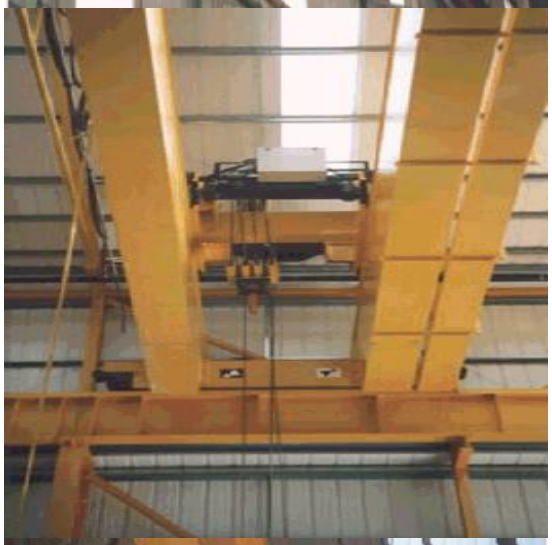
Generic Category	Cranes
CG Code	214B60
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	19.81 metres
Tech2	30 tonnes
Unit size	-
Unit of measurement	m
ERC	£2,463
Superseded codes	214B48, 214B54
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2



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Generic Category	Cranes
CG Code	214B73
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	24.38 metres
Tech2	5 tonnes
Unit size	-
Unit of measurement	m
ERC	£1,761
Superseded codes	214B61, 214B67
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

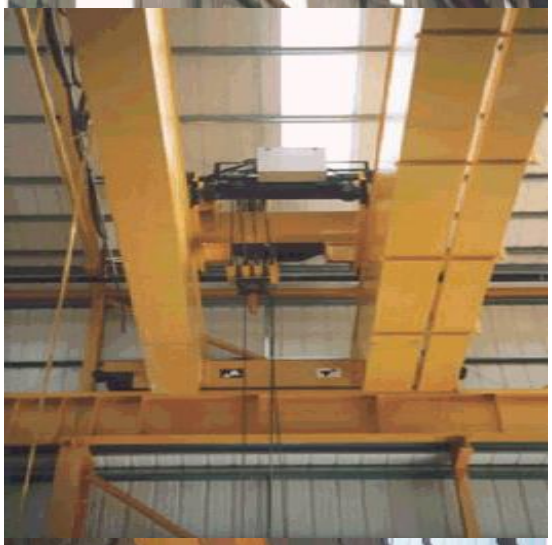

Photo3

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Generic Category	Cranes
CG Code	214B74
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	24.38 metres
Tech2	10 tonnes
Unit size	-
Unit of measurement	m
ERC	£1,909
Superseded codes	214B62, 214B68
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

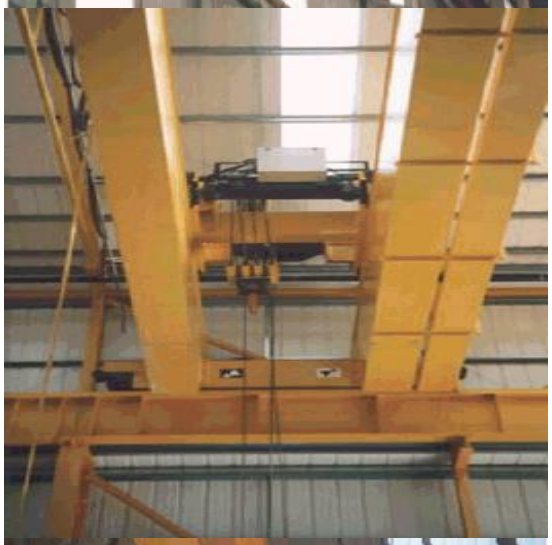

Photo3

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Generic Category	Cranes
CG Code	214B75
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	24.38 metres
Tech2	15 tonnes
Unit size	-
Unit of measurement	m
ERC	£2,018
Superseded codes	214B63, 214B69
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

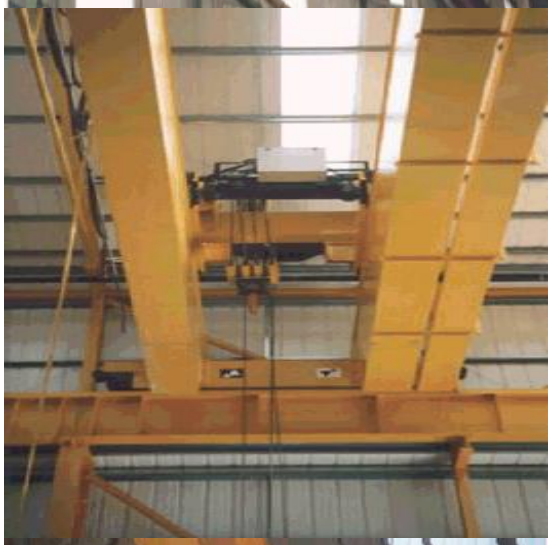

Photo3

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Generic Category	Cranes
CG Code	214B76
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	24.38 metres
Tech2	20 tonnes
Unit size	-
Unit of measurement	m
ERC	£2,237
Superseded codes	214B64, 214B70
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

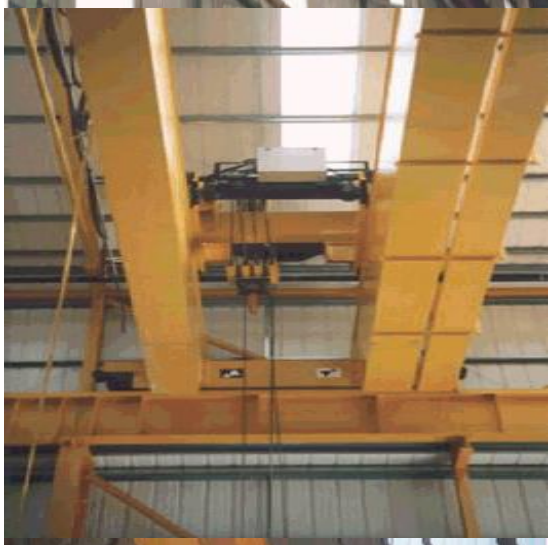

Photo3

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Generic Category	Cranes
CG Code	214B77
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	24.38 metres
Tech2	25 tonnes
Unit size	-
Unit of measurement	m
ERC	£2,305
Superseded codes	214B65, 214B71
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

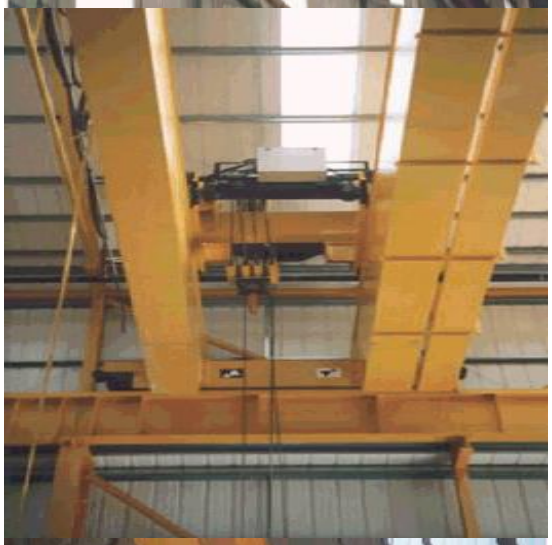

Photo3

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Generic Category	Cranes
CG Code	214B78
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	24.38 metres
Tech2	30 tonnes
Unit size	-
Unit of measurement	m
ERC	£2,684
Superseded codes	214B66, 214B72
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

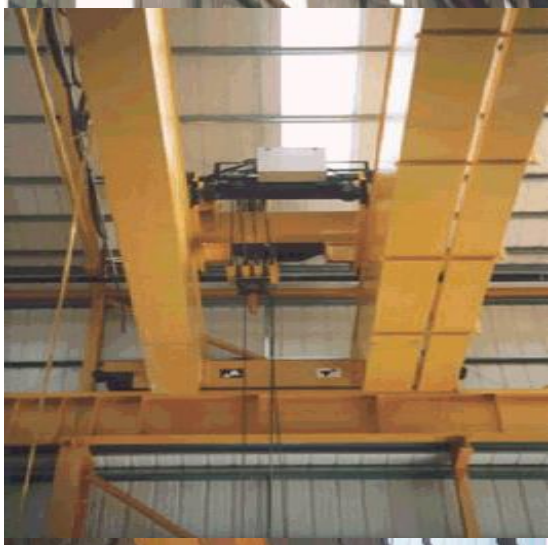

Photo3

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Generic Category	Cranes
CG Code	214B85A
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	30.43 metres
Tech2	15 tonnes
Unit size	-
Unit of measurement	m
ERC	£2,173
Superseded codes	214B80, 214B85
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Cranes
CG Code	214B84A
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	30.43 metres
Tech2	10 tonnes
Unit size	-
Unit of measurement	m
ERC	£2,063
Superseded codes	214B79, 214B84
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Cranes
CG Code	214B89A
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	30.43 metres
Tech2	20 tonnes
Unit size	-
Unit of measurement	m
ERC	£2,422
Superseded codes	214B61, 214B86, 214B89
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Cranes
CG Code	214B92
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	24.38 metres
Tech2	25 tonnes
Unit size	-
Unit of measurement	m
ERC	£2,789
Superseded codes	214B82, 214B87, 214B90
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

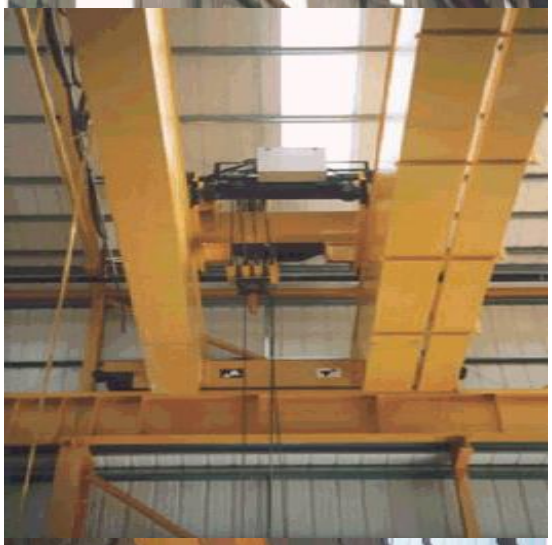

Photo3

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Generic Category	Cranes
CG Code	214B92A
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	30.43 metres
Tech2	30 tonnes
Unit size	-
Unit of measurement	m
ERC	£2,904
Superseded codes	214B83, 214B88, 214B91
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers These may be of various lengths and where two travellers work the same beam they prevent the two beams from coming to close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take look at SWL indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beams SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Cranes
CG Code	214B93
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	6 metres
Tech2	40 tonnes
Unit size	-
Unit of measurement	m
ERC	£2,122
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

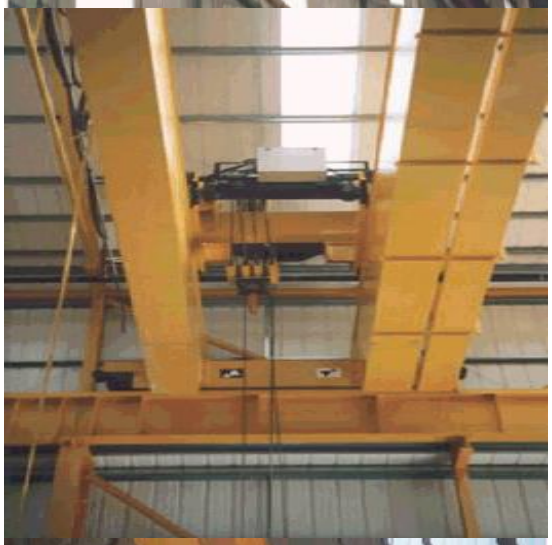

Photo3

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Generic Category	Cranes
CG Code	214B98
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	10.66 metres
Tech2	40 tonnes
Unit size	-
Unit of measurement	m
ERC	£2,292
Superseded codes	214B94, 214B96
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

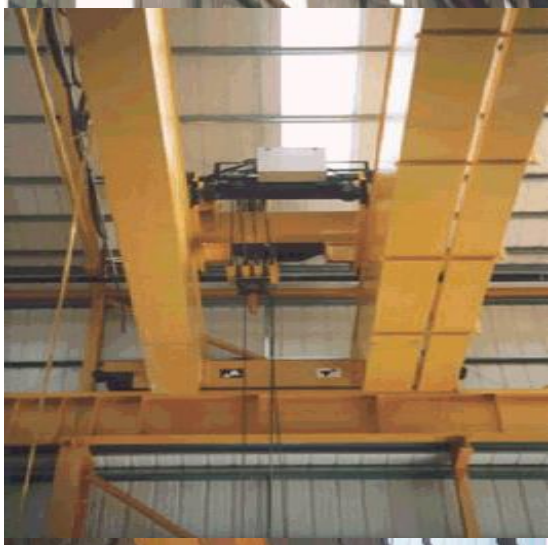

Photo3

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Generic Category	Cranes
CG Code	214B99
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	10.66 metres
Tech2	50 tonnes
Unit size	-
Unit of measurement	m
ERC	£2,776
Superseded codes	214B95, 214B97
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

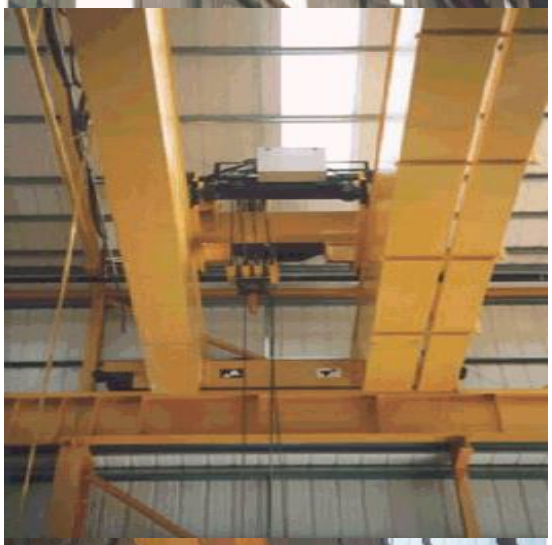

Photo3

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Generic Category	Cranes
CG Code	214BAA
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	10.66 metres
Tech2	75 tonnes
Unit size	-
Unit of measurement	m
ERC	£3,731
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

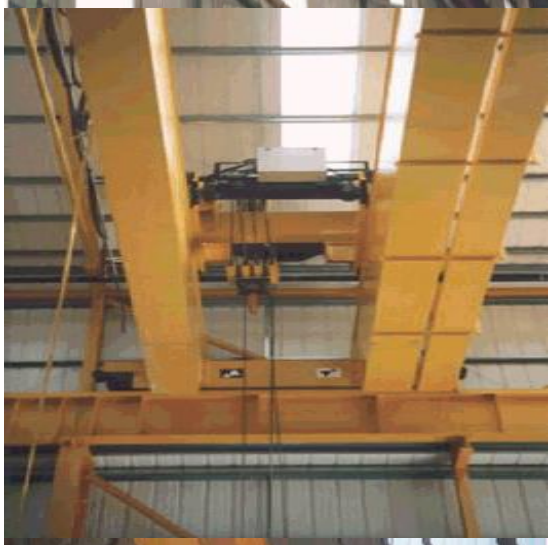

Photo3

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Generic Category	Cranes
CG Code	214BAK
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	15.24 metres
Tech2	40 tonnes
Unit size	-
Unit of measurement	m
ERC	£2,459
Superseded codes	214BAB, 214BAF
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

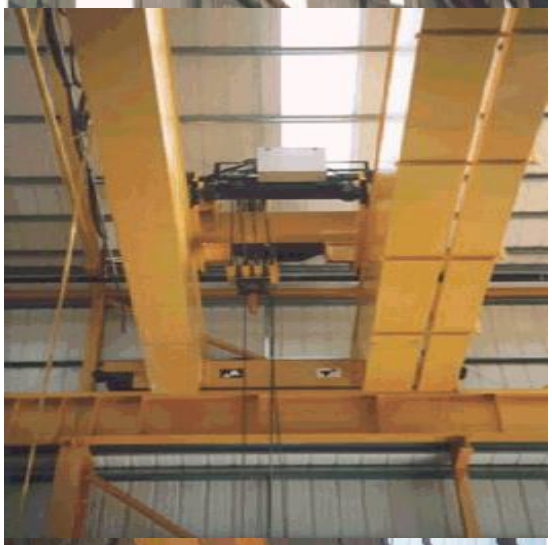

Photo3

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Generic Category	Cranes
CG Code	214BAL
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	15.24 metres
Tech2	50 tonnes
Unit size	-
Unit of measurement	m
ERC	£2,979
Superseded codes	214BAC, 214BAG
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

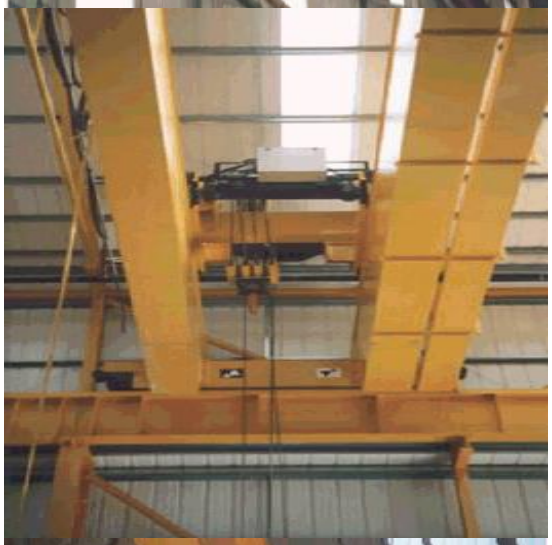

Photo3

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Generic Category	Cranes
CG Code	214BAM
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	15.24 metres
Tech2	75 tonnes
Unit size	-
Unit of measurement	m
ERC	£3,914
Superseded codes	214BAD, 214BAH
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

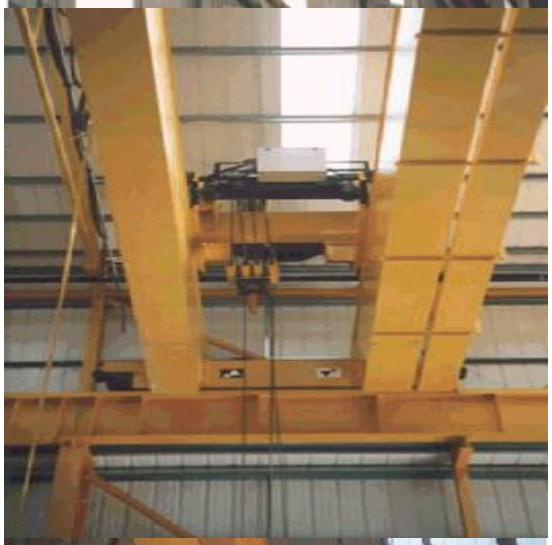

Photo3

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Generic Category	Cranes
CG Code	214BAN
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	15.24 metres
Tech2	100 tonnes
Unit size	-
Unit of measurement	m
ERC	£4,767
Superseded codes	214BAE, 214BAI
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers These may be of various lengths and where two travellers work the same beam they prevent the two beams from coming to close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take look at SWL indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beams SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Cranes
CG Code	214BAO
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	15.24 metres
Tech2	150 tonnes
Unit size	-
Unit of measurement	m
ERC	£7,354
Superseded codes	214BAJ
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

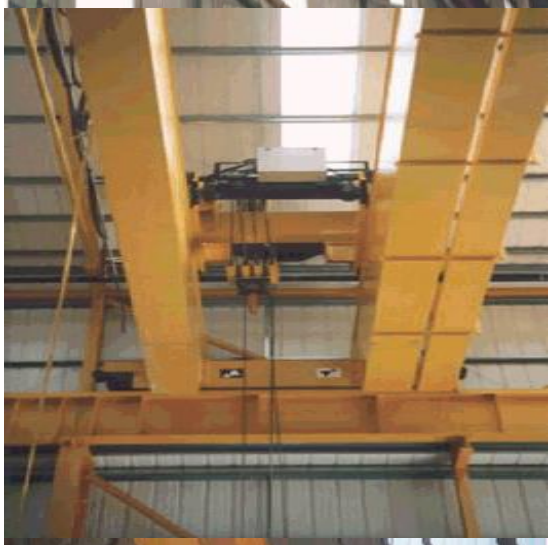

Photo3

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Generic Category	Cranes
CG Code	214BAP
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	15.24 metres
Tech2	200 tonnes
Unit size	-
Unit of measurement	m
ERC	£8,211
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

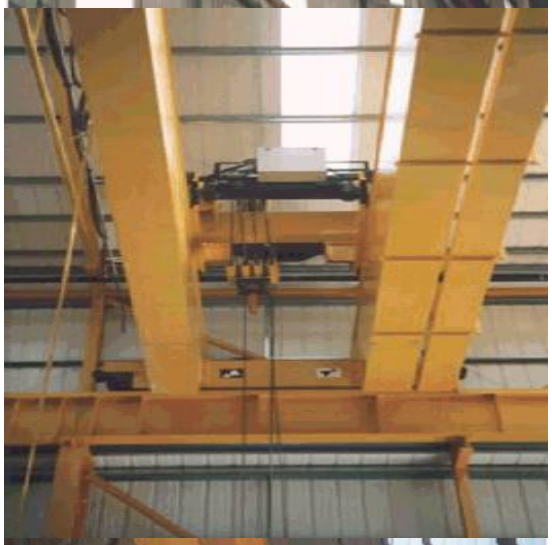

Photo3

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Generic Category	Cranes
CG Code	214BBE
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	19.81 metres
Tech2	40 tonnes
Unit size	-
Unit of measurement	m
ERC	£2,861
Superseded codes	214BAQ, 214BAX
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

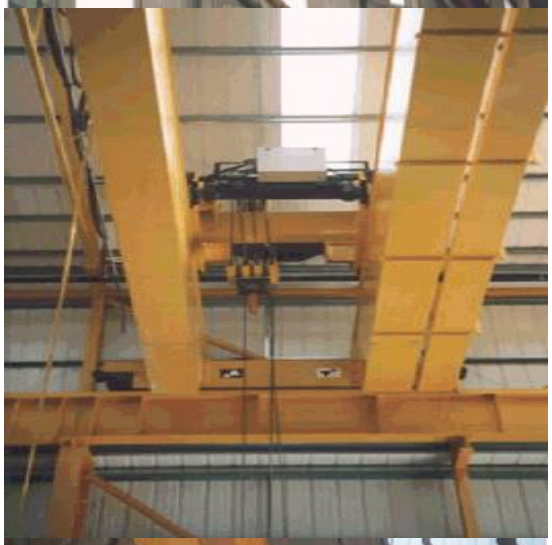

Photo3

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Generic Category	Cranes
CG Code	214BBF
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	19.81 metres
Tech2	50 tonnes
Unit size	-
Unit of measurement	m
ERC	£3,182
Superseded codes	214BAR, 214BAY
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

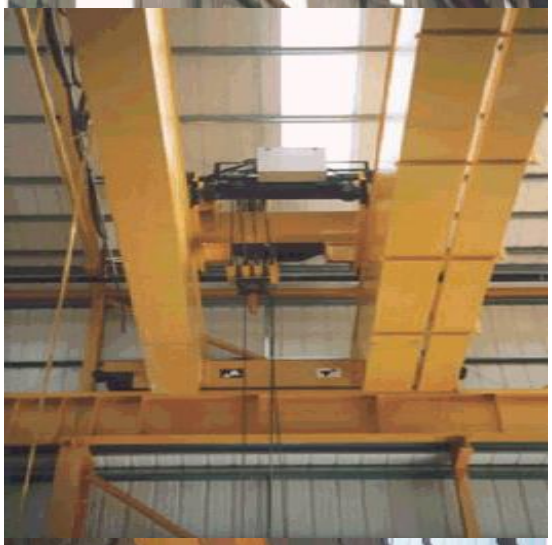

Photo3

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Generic Category	Cranes
CG Code	214BBG
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	19.81 metres
Tech2	75 tonnes
Unit size	-
Unit of measurement	m
ERC	£4,323
Superseded codes	214BAS, 214BAZ
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

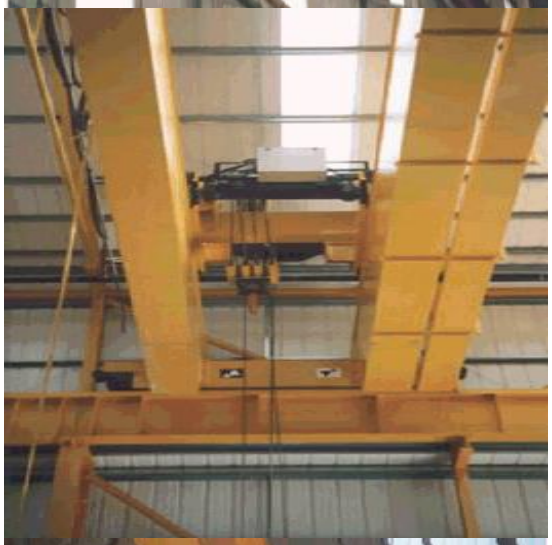

Photo3

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Generic Category	Cranes
CG Code	214BBH
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	19.81 metres
Tech2	100 tonnes
Unit size	-
Unit of measurement	m
ERC	£5,070
Superseded codes	214BAT, 214BBA
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

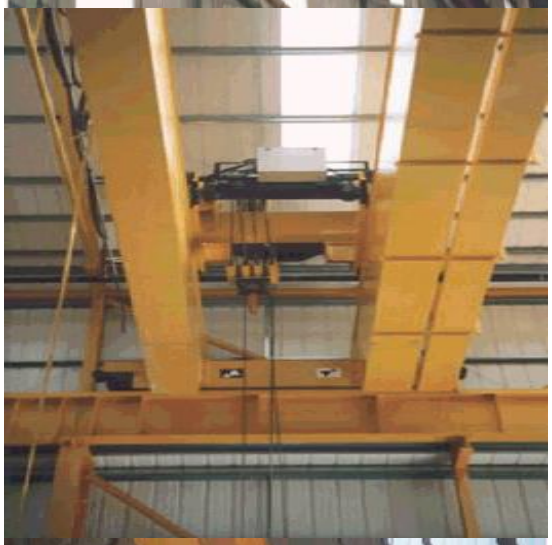

Photo3

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Generic Category	Cranes
CG Code	214BBI
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	19.81 metres
Tech2	150 tonnes
Unit size	-
Unit of measurement	m
ERC	£7,982
Superseded codes	214BAU, 214BBB
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

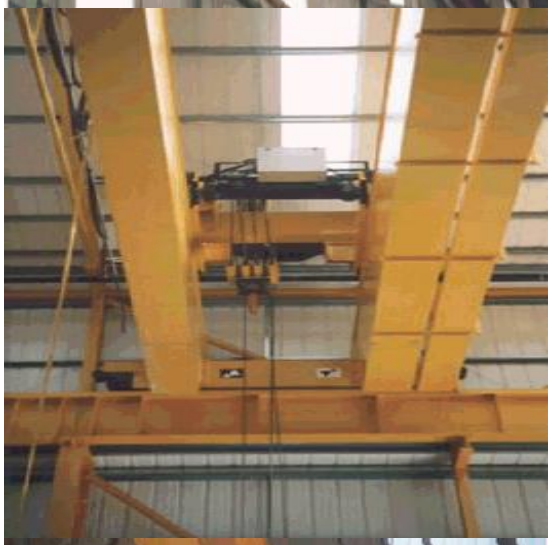

Photo3

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Generic Category	Cranes
CG Code	214BBJ
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	19.81 metres
Tech2	200 tonnes
Unit size	-
Unit of measurement	m
ERC	£8,918
Superseded codes	214BAV, 214BBC
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

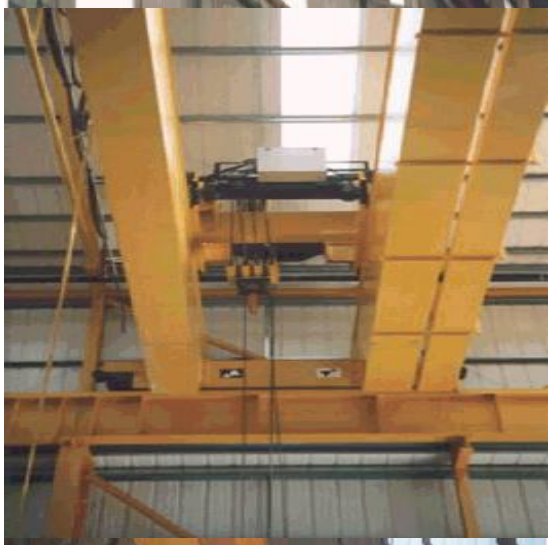

Photo3

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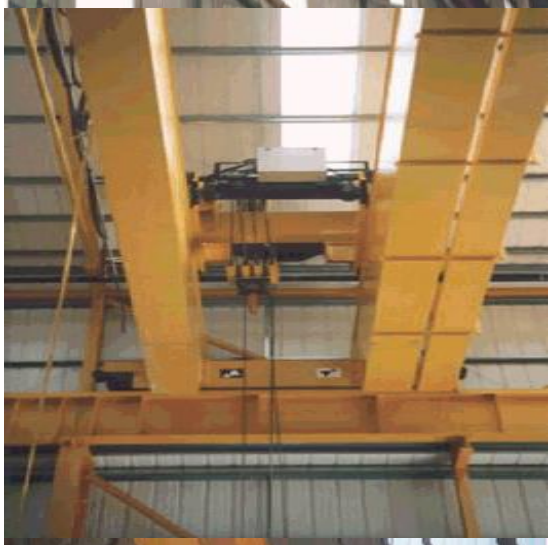
Generic Category	Cranes
CG Code	214BBK
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	19.81 metres
Tech2	250 tonnes
Unit size	-
Unit of measurement	m
ERC	£12,137
Superseded codes	214BAW, 214BBD
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2



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Generic Category	Cranes
CG Code	214BBZ
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	24.38 metres
Tech2	40 tonnes
Unit size	-
Unit of measurement	m
ERC	£3,056
Superseded codes	214BBL, 214BBS
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

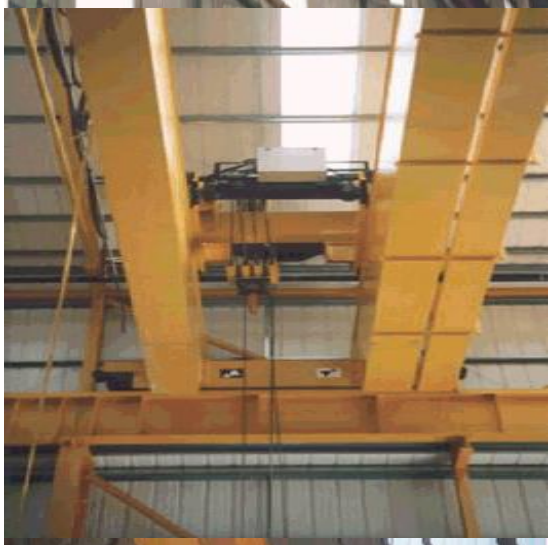

Photo3

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Generic Category	Cranes
CG Code	214BCA
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	24.38 metres
Tech2	50 tonnes
Unit size	-
Unit of measurement	m
ERC	£3,386
Superseded codes	214BBM, 214BBT
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

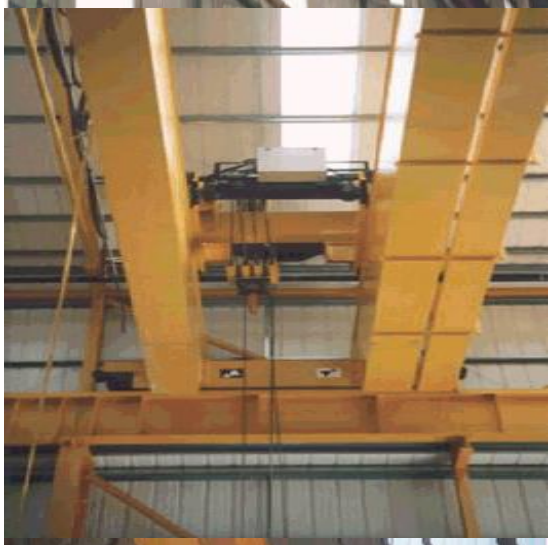

Photo3

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Generic Category	Cranes
CG Code	214BCB
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	24.38 metres
Tech2	75 tonnes
Unit size	-
Unit of measurement	m
ERC	£4,619
Superseded codes	214BBN, 214BBU
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

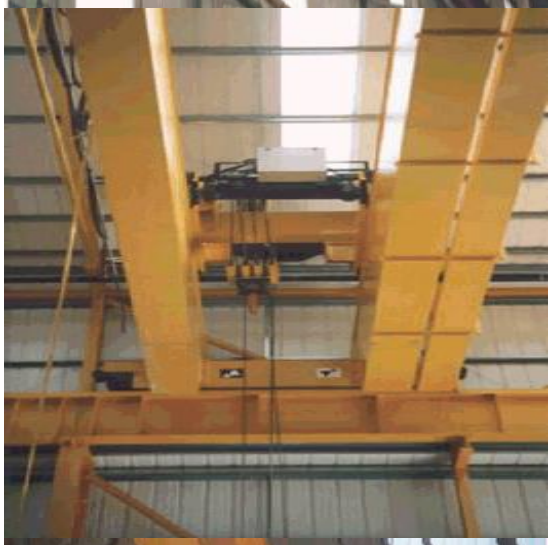

Photo3

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Generic Category	Cranes
CG Code	214BCC
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	24.38 metres
Tech2	100 tonnes
Unit size	-
Unit of measurement	m
ERC	£5,373
Superseded codes	214BBO, 214BBV
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

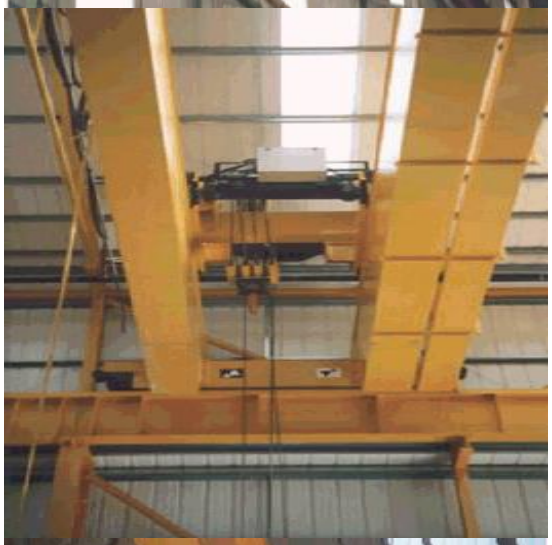

Photo3

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Generic Category	Cranes
CG Code	214BCD
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	24.38 metres
Tech2	150 tonnes
Unit size	-
Unit of measurement	m
ERC	£8,609
Superseded codes	214BBP, 214BBW
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

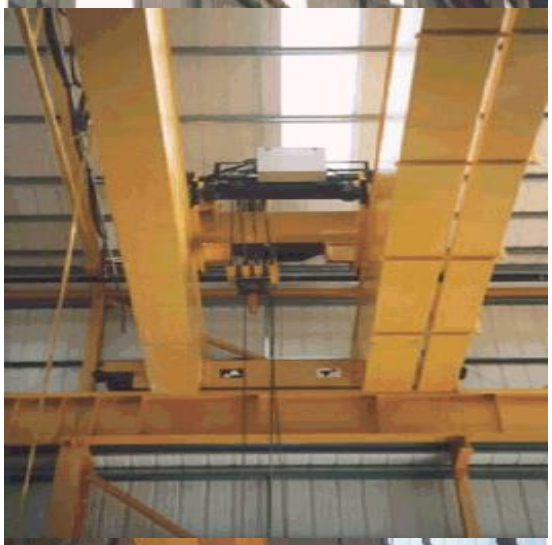

Photo3

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Generic Category	Cranes
CG Code	214BCE
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	24.38 metres
Tech2	200 tonnes
Unit size	-
Unit of measurement	m
ERC	£9,121
Superseded codes	214BBQ, 214BBX
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

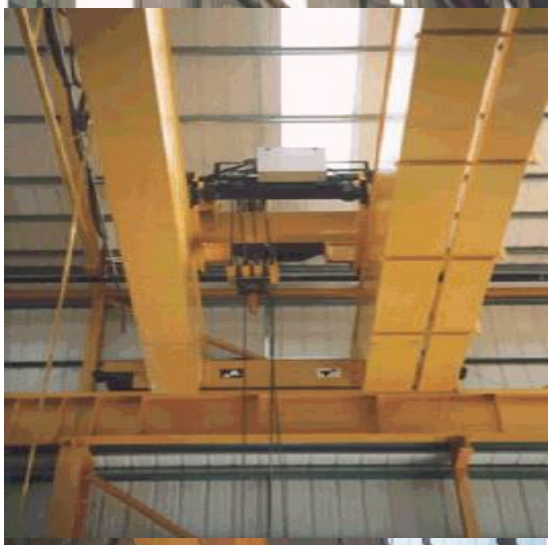

Photo3

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Generic Category	Cranes
CG Code	214BCF
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	24.38 metres
Tech2	250 tonnes
Unit size	-
Unit of measurement	m
ERC	£12,756
Superseded codes	214BBR, 214BBY
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

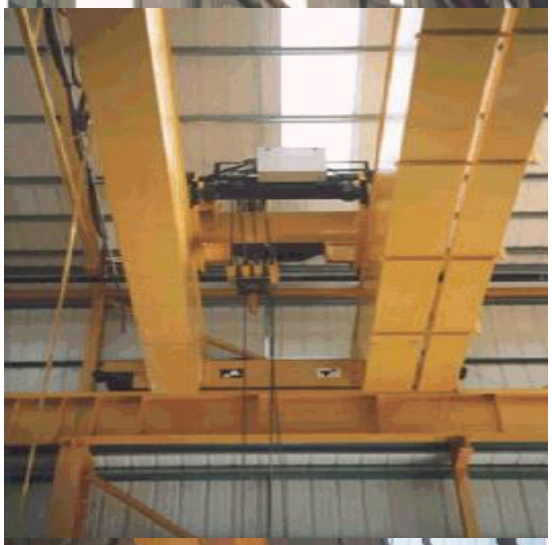

Photo3

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Generic Category	Cranes
CG Code	214BDB
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	30.43 metres
Tech2	50 tonnes
Unit size	-
Unit of measurement	m
ERC	£3,655
Superseded codes	214BCH, 214BCO, 214BCV
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

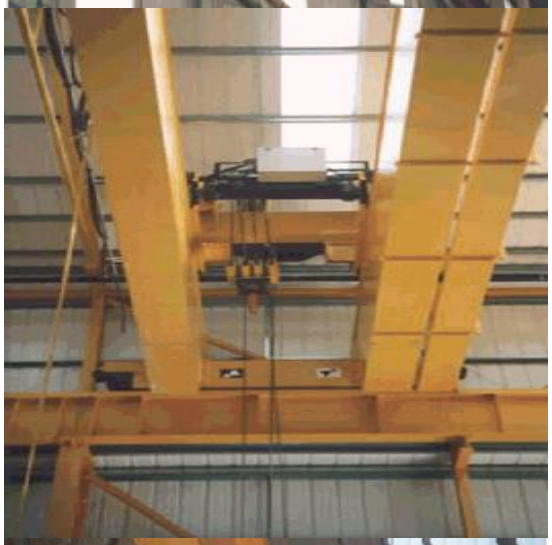

Photo3

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Generic Category	Cranes
CG Code	214BDC
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	30.43 metres
Tech2	75 tonnes
Unit size	-
Unit of measurement	m
ERC	£5,010
Superseded codes	214BCI, 214BCP, 214BCW
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

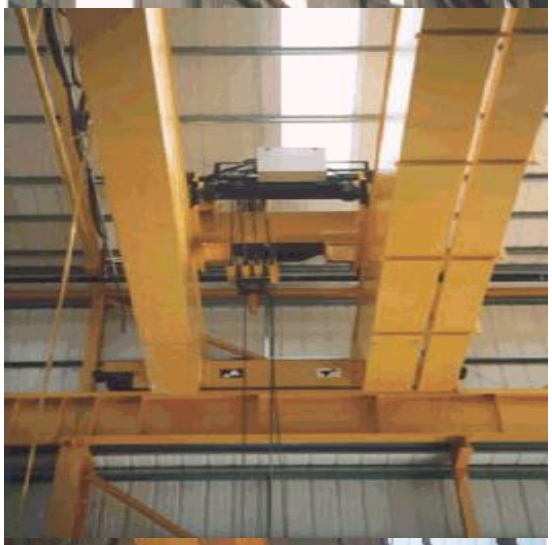

Photo3

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Generic Category	Cranes
CG Code	214BDD
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	30.43 metres
Tech2	100 tonnes
Unit size	-
Unit of measurement	m
ERC	£5,774
Superseded codes	214BCJ, 214BCQ, 214BCX
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

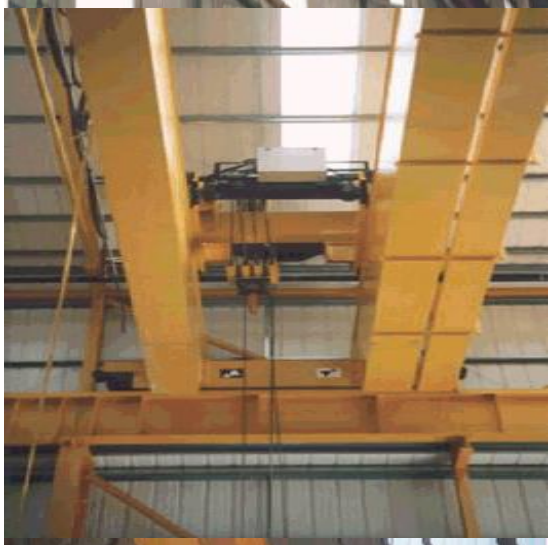

Photo3

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Generic Category	Cranes
CG Code	214BDE
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	30.43 metres
Tech2	150 tonnes
Unit size	-
Unit of measurement	m
ERC	£9,441
Superseded codes	214BCK, 214BCR, 214BCY
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

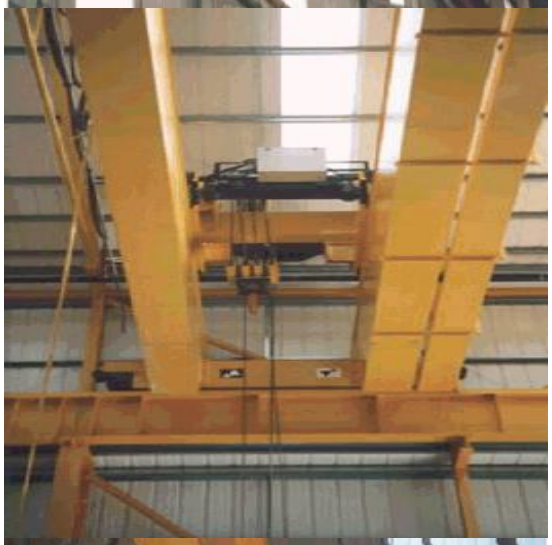

Photo3

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Generic Category	Cranes
CG Code	214BDF
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	30.43 metres
Tech2	200 tonnes
Unit size	-
Unit of measurement	m
ERC	£10,560
Superseded codes	214BCL, 214BCS, 214BCZ
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

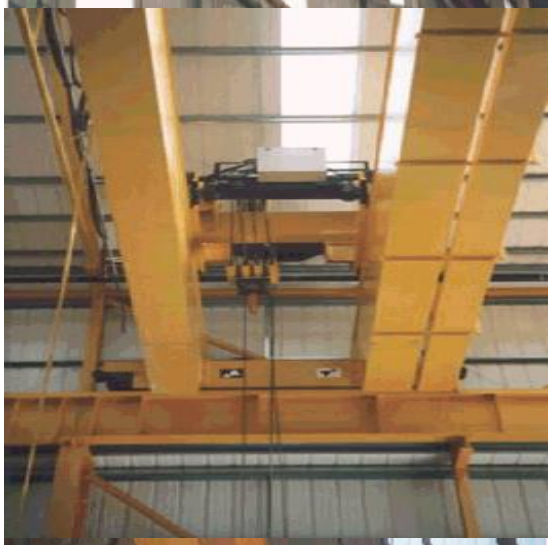

Photo3

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Generic Category	Cranes
CG Code	214BDG
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	30.43 metres
Tech2	250 tonnes
Unit size	-
Unit of measurement	m
ERC	£14,746
Superseded codes	214BCM, 214BCT, 214BDA
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

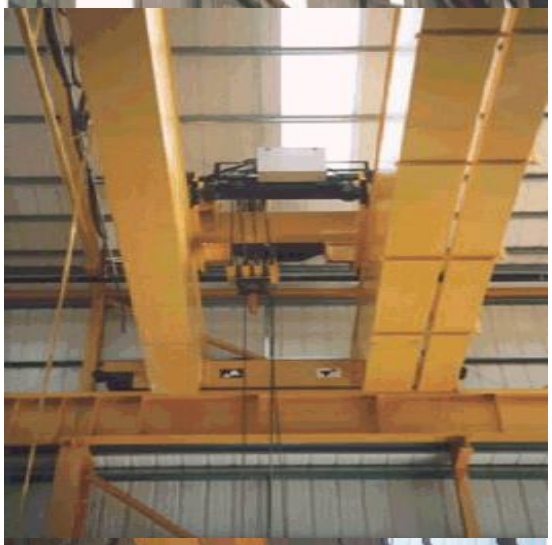

Photo3

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Generic Category	Cranes
CG Code	214BDN
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	33.53 metres
Tech2	50 tonnes
Unit size	-
Unit of measurement	m
ERC	£3,793
Superseded codes	214BDH
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

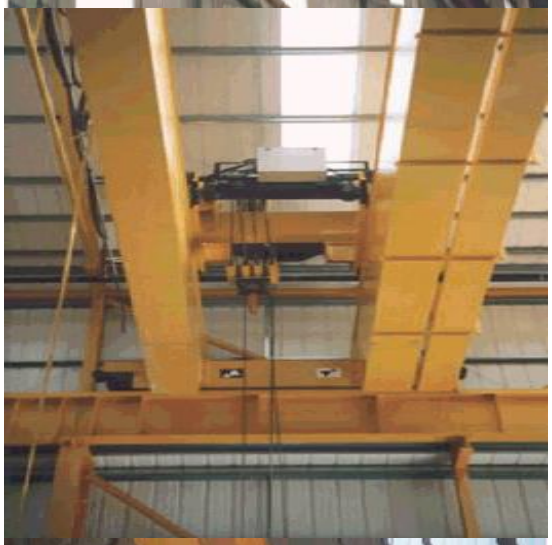

Photo3

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Generic Category	Cranes
CG Code	214BDO
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	33.53 metres
Tech2	75 tonnes
Unit size	-
Unit of measurement	m
ERC	£5,210
Superseded codes	214BDI
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

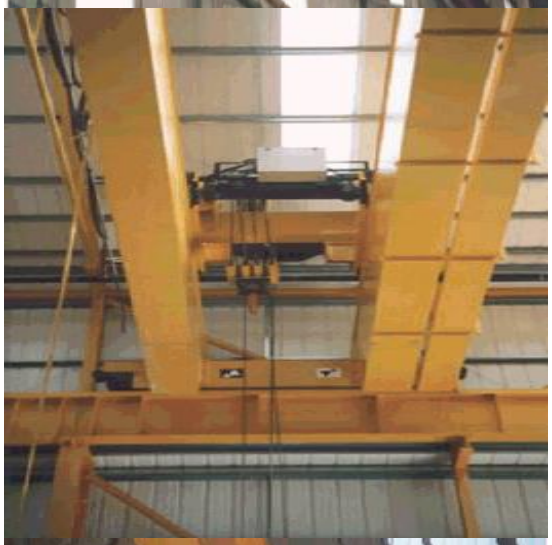

Photo3

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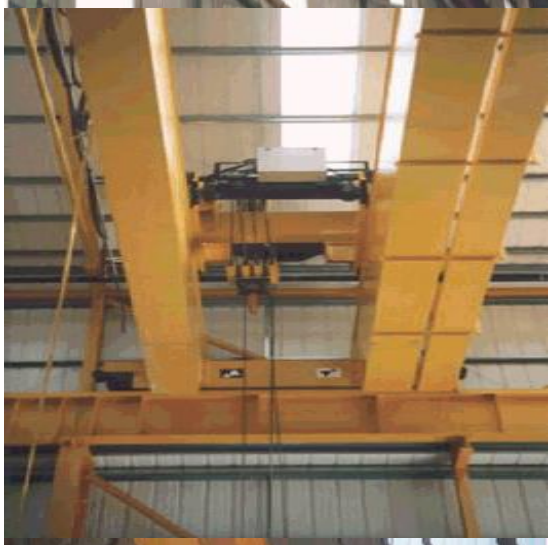
Generic Category	Cranes
CG Code	214BDP
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	33.53 metres
Tech2	100 tonnes
Unit size	-
Unit of measurement	m
ERC	£5,979
Superseded codes	214BDJ
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2



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Generic Category	Cranes
CG Code	214BDQ
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	33.53 metres
Tech2	150 tonnes
Unit size	-
Unit of measurement	m
ERC	£9,867
Superseded codes	214BDK
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

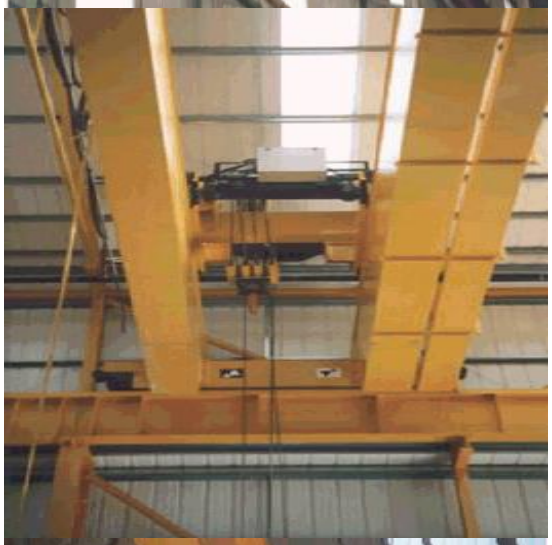

Photo3

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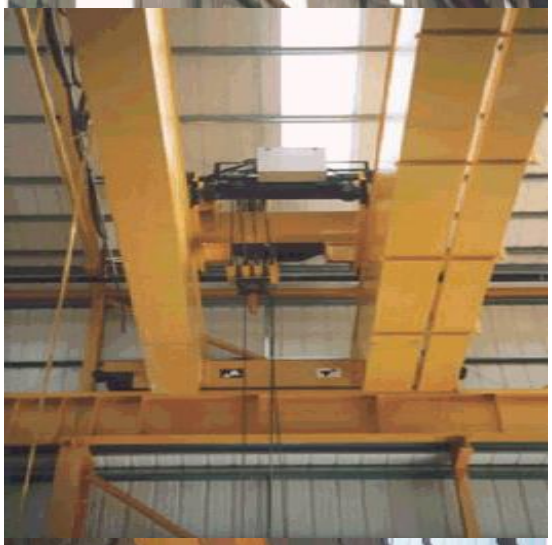
Generic Category	Cranes
CG Code	214BDR
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	33.53 metres
Tech2	200 tonnes
Unit size	-
Unit of measurement	m
ERC	£11,040
Superseded codes	214BDL
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2



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Generic Category	Cranes
CG Code	214BDS
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	33.53 metres
Tech2	250 tonnes
Unit size	-
Unit of measurement	m
ERC	£15,507
Superseded codes	214BDM
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

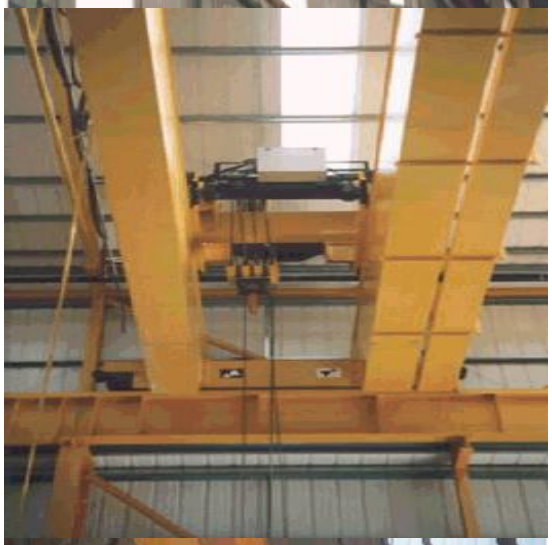

Photo3

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Generic Category	Cranes
CG Code	214BDAA
Specific	Gantry Rails and Supports - Integral
Descriptive	Height to Underside of Rail Track
Tech1	30.43 metres
Tech2	40 tonnes
Unit size	-
Unit of measurement	m
ERC	£3,313
Superseded codes	214BCG, 214BCN, 214BCU
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The crane gantry support beam supports the rail track upon which the moving traveller rests. The costs given include the extra foundations, the extra size of the support stanchion, the support beam and the rail track. Most buildings erected with structural steel stanchions are capable of also holding a gantry rail of up to 5 tonnes. In these cases an angle fillet is bolted to the upright projecting into the workshop/warehouse and the rail track support (with rail track on top) is fixed to this. As the traveller tonnage increases (over 5 tonnes) the upright stanchions, and horizontal beam, (and foundations to the stanchions) are increased in size to accommodate the extra load and thus the costs set out are in part for this ADDITIONAL cost element. This is over and above the figures used for the building framework. The additional steelwork, concrete foundation work, support beam, support flanges and rail track are regarded as Class 4 Table 3 structural supports and ERC provided are all inclusive. The foundations will be larger to accommodate the extra load and the table includes an item for this element. Below 5 tonnes the support beam and rail track may be substantial and the cost of this alone can be calculated by using the weight of steel appropriate (See Structural Steelwork supporting structures). Moving beam buffers - these may be of various lengths and where two travellers work the same beam they prevent the two beams from coming too close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take - look at Safe Working Load (SWL) indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beam's SWL.
Referencing details	Moving beam buffers These may be of various lengths and where two travellers work the same beam they prevent the two beams from coming to close together. This allows even distribution of weight down through the vertical stanchions. For max weight that rail support and stanchions can take look at SWL indication on main traveller. DO NOT add the various beam support weights together the max load that can be lifted is the heaviest beams SWL.

Cost information notes	The costs are based on units with a 15m span traveller. The lifting capacity of the crane, height to underside of rail track (top of the track support beam) and the length of the gantry is all that is required to operate the scales (measured between the rails down the middle of the workshop). (Do not hook a metal tape onto the horizontal beam in order to gain the height. Most have exposed electrical cables attached). LINEAR METRE is distance-taking measurement between rail tracks of the length of the rail tracks. (Not always the length of the building) and is NOT the combined length of the two rails. The above costs do not include the moving traveller but do include foundations.
rateable element	Class 4 Table 3 Foundations, settings, fixed gantries, supports Class 1 Table 1 List of Accessories (i) Travellers, Cranes Class 2 Table 2
non rateable element	Under Class 1 or Class 2 if NOT used in connection with fuel for the generation of power or if NOT an accessory to Class 1 or Class 2 item then not rateable under these classes
Adjusted Plant and Machinery	Moving Traveller (Class 1 and Class 2).
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Cranes: Gantry Rails & Supports Integral. Composite stanchion taking the main support beam and rail track.
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Cranes
CG Code	214J21
Specific	Jib
Descriptive	Excluding hoist
Tech1	125Kg
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£3,024
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A type of fixed position crane used in workshops and other industrial settings usually comprising a vertical steel support bolted to the floor with a horizontal swinging jib. Occasionally the jib is bolted directly to a suitable vertical building support. A manual or electric hoist is hung from the jib arm. Cost excludes the hoist.
Referencing details	Record height of support and length of jib arm. Record maximum capacity in kg, if not marked record capacity of hoist. Record fixing method and size of base if identifiable.
Cost information notes	Costs for jib cranes including lifting gear see coded 214J01 to 214J05
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description Photo 1. Typical underbraced jib crane. 2. Jib crane in workshop use, note base plate. 3. Jib crane used for lifting pump from pit at sewage treatment works.

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Cranes
CG Code	214J22
Specific	Jib
Descriptive	Excluding hoist
Tech1	250kg
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£3,602
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A type of fixed position crane used in workshops and other industrial settings usually comprising a vertical steel support bolted to the floor with a horizontal swinging jib. Occasionally the jib is bolted directly to a suitable vertical building support. A manual or electric hoist is hung from the jib arm. Cost excludes the hoist.
Referencing details	Record height of support and length of jib arm. Record maximum capacity in kg, if not marked record capacity of hoist. Record fixing method and size of base if identifiable.
Cost information notes	Costs for jib cranes including lifting gear see coded 214J01 to 214J05
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description Photo 1. Typical underbraced jib crane. 2. Jib crane in workshop use, note base plate. 3. Jib crane used for lifting pump from pit at sewage treatment works.

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Cranes
CG Code	214J23
Specific	Jib
Descriptive	Excluding hoist
Tech1	500kg
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£5,250
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A type of fixed position crane used in workshops and other industrial settings usually comprising a vertical steel support bolted to the floor with a horizontal swinging jib. Occasionally the jib is bolted directly to a suitable vertical building support. A manual or electric hoist is hung from the jib arm. Cost excludes the hoist.
Referencing details	Record height of support and length of jib arm. Record maximum capacity in kg, if not marked record capacity of hoist. Record fixing method and size of base if identifiable.
Cost information notes	Costs for jib cranes including lifting gear see coded 214J01 to 214J05
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description Photo 1. Typical underbraced jib crane. 2. Jib crane in workshop use, note base plate. 3. Jib crane used for lifting pump from pit at sewage treatment works.

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Cranes
CG Code	214J24
Specific	Jib
Descriptive	Excluding hoist
Tech1	1,000kg
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£5,654
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A type of fixed position crane used in workshops and other industrial settings usually comprising a vertical steel support bolted to the floor with a horizontal swinging jib. Occasionally the jib is bolted directly to a suitable vertical building support. A manual or electric hoist is hung from the jib arm. Cost excludes the hoist.
Referencing details	Record height of support and length of jib arm. Record maximum capacity in kg, if not marked record capacity of hoist. Record fixing method and size of base if identifiable.
Cost information notes	Costs for jib cranes including lifting gear see coded 214J01 to 214J05
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description Photo 1. Typical underbraced jib crane. 2. Jib crane in workshop use, note base plate. 3. Jib crane used for lifting pump from pit at sewage treatment works.

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Cranes
CG Code	214J25
Specific	Jib
Descriptive	Excluding hoist
Tech1	2,000kg
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£6,682
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A type of fixed position crane used in workshops and other industrial settings usually comprising a vertical steel support bolted to the floor with a horizontal swinging jib. Occasionally the jib is bolted directly to a suitable vertical building support. A manual or electric hoist is hung from the jib arm. Cost excludes the hoist.
Referencing details	Record height of support and length of jib arm. Record maximum capacity in kg, if not marked record capacity of hoist. Record fixing method and size of base if identifiable.
Cost information notes	Costs for jib cranes including lifting gear see coded 214J01 to 214J05
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description Photo 1. Typical underbraced jib crane. 2. Jib crane in workshop use, note base plate. 3. Jib crane used for lifting pump from pit at sewage treatment works.

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Cranes
CG Code	214J01
Specific	Jib
Descriptive	Including hoist
Tech1	125Kg
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£5,052
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A type of fixed position crane used in workshops and other industrial settings usually comprising a vertical steel support bolted to the floor with a horizontal swinging jib. Occasionally the jib is bolted directly to a suitable vertical building support. A manual or electric hoist is hung from the jib arm. Cost includes hoist.
Referencing details	Record height of support and length of jib arm. Record maximum capacity in kg, if not marked record capacity of hoist. Record fixing method and size of base if identifiable.
Cost information notes	Costs for jib cranes including excluding lifting gear see coded 214J21 to 214J25
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description Photo 1. Typical underbraced jib crane. 2. Jib crane in workshop use, note base plate. 3. Jib crane used for lifting pump from pit at sewage treatment works.

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Cranes
CG Code	214J02
Specific	Jib
Descriptive	Including hoist
Tech1	250kg
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£5,681
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A type of fixed position crane used in workshops and other industrial settings usually comprising a vertical steel support bolted to the floor with a horizontal swinging jib. Occasionally the jib is bolted directly to a suitable vertical building support. A manual or electric hoist is hung from the jib arm. Cost includes hoist.
Referencing details	Record height of support and length of jib arm. Record maximum capacity in kg, if not marked record capacity of hoist. Record fixing method and size of base if identifiable.
Cost information notes	Costs for jib cranes including excluding lifting gear see coded 214J21 to 214J25
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description Photo 1. Typical underbraced jib crane. 2. Jib crane in workshop use, note base plate. 3. Jib crane used for lifting pump from pit at sewage treatment works.

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Cranes
CG Code	214J03
Specific	Jib
Descriptive	Including hoist
Tech1	500kg
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£6,924
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A type of fixed position crane used in workshops and other industrial settings usually comprising a vertical steel support bolted to the floor with a horizontal swinging jib. Occasionally the jib is bolted directly to a suitable vertical building support. A manual or electric hoist is hung from the jib arm. Cost includes hoist.
Referencing details	Record height of support and length of jib arm. Record maximum capacity in kg, if not marked record capacity of hoist. Record fixing method and size of base if identifiable.
Cost information notes	Costs for jib cranes including excluding lifting gear see coded 214J21 to 214J25
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description Photo 1. Typical underbraced jib crane. 2. Jib crane in workshop use, note base plate. 3. Jib crane used for lifting pump from pit at sewage treatment works.

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Cranes
CG Code	214J04
Specific	Jib
Descriptive	Including hoist
Tech1	1,000kg
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£8,125
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A type of fixed position crane used in workshops and other industrial settings usually comprising a vertical steel support bolted to the floor with a horizontal swinging jib. Occasionally the jib is bolted directly to a suitable vertical building support. A manual or electric hoist is hung from the jib arm. Cost includes hoist.
Referencing details	Record height of support and length of jib arm. Record maximum capacity in kg, if not marked record capacity of hoist. Record fixing method and size of base if identifiable.
Cost information notes	Costs for jib cranes including excluding lifting gear see coded 214J21 to 214J25
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description Photo 1. Typical underbraced jib crane. 2. Jib crane in workshop use, note base plate. 3. Jib crane used for lifting pump from pit at sewage treatment works.

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Cranes
CG Code	214J05
Specific	Jib
Descriptive	Including hoist
Tech1	2,000kg
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£9,563
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A type of fixed position crane used in workshops and other industrial settings usually comprising a vertical steel support bolted to the floor with a horizontal swinging jib. Occasionally the jib is bolted directly to a suitable vertical building support. A manual or electric hoist is hung from the jib arm. Cost includes hoist.
Referencing details	Record height of support and length of jib arm. Record maximum capacity in kg, if not marked record capacity of hoist. Record fixing method and size of base if identifiable.
Cost information notes	Costs for jib cranes including excluding lifting gear see coded 214J21 to 214J25
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description Photo 1. Typical underbraced jib crane. 2. Jib crane in workshop use, note base plate. 3. Jib crane used for lifting pump from pit at sewage treatment works.

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Cranes
CG Code	214M02
Specific	Moving Traveller 15m span
Descriptive	10 tonne
Tech1	Height to underside of rail
Tech2	5 metres
Unit size	Each
Unit of measurement	Each
ERC	£26,005
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	See variations section notes. This item will mainly be for coal fired boilers although some travellers are found in electrical generation and compressor areas used for maintenance purposes. The cost for the moving traveller should only be considered for included in the assessment when looking at an item under Class 1, Table 1, which is used in preparing or storage of fuel for the Class 1 item The costs do not include the structural support and rail track. The costs do not include the moving lifting parts and motors driving them.
Referencing details	The lifting capacity of the crane is required and is usulaay stated on the travelling beam. Record travelling beam span and lift height. Costs assume 5 metre height to underside of gantry and 15m span.
Cost information notes	The lifting capacity of the crane is required and is usually stated on the travelling beam. Record travelling beam span and lift height. Costs assume 5 metre height to underside of gantry and 15m span.
rateable element	The cost for the moving traveller should only be considered for included in the assessment when looking at an item under Class 1, Table 1, which is used in preparing or storage of fuel for the Class 1 item
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	It is assumed that no additional costs would be applicable if the traveller was situated outside.
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Cranes
CG Code	214M03
Specific	Moving Traveller 15m span
Descriptive	15 tonne
Tech1	Height to underside of rail
Tech2	5 metres
Unit size	Each
Unit of measurement	Each
ERC	£32,048
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	See variations section notes. This item will mainly be for coal fired boilers although some travellers are found in electrical generation and compressor areas used for maintenance purposes. The cost for the moving traveller should only be considered for included in the assessment when looking at an item under Class 1, Table 1, which is used in preparing or storage of fuel for the Class 1 item The costs do not include the structural support and rail track. The costs do not include the moving lifting parts and motors driving them.
Referencing details	This code covers the moving traveller only.
Cost information notes	The lifting capacity of the crane is required and is usually stated on the travelling beam. Record travelling beam span and lift height. Costs assume 5 metre height to underside of gantry and 15m span.
rateable element	The cost for the moving traveller should only be considered for included in the assessment when looking at an item under Class 1, Table 1, which is used in preparing or storage of fuel for the Class 1 item
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	It is assumed that no additional costs would be applicable if the traveller was situated outside.
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Cranes
CG Code	214M04
Specific	Moving Traveller 15m span
Descriptive	20 tonne
Tech1	Height to underside of rail
Tech2	5 metres
Unit size	Each
Unit of measurement	Each
ERC	£41,021
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	See variations section notes. This item will mainly be for coal fired boilers although some travellers are found in electrical generation and compressor areas used for maintenance purposes. The cost for the moving traveller should only be considered for included in the assessment when looking at an item under Class 1, Table 1, which is used in preparing or storage of fuel for the Class 1 item The costs do not include the structural support and rail track. The costs do not include the moving lifting parts and motors driving them.
Referencing details	This code covers the moving traveller only.
Cost information notes	The lifting capacity of the crane is required and is usually stated on the travelling beam. Record travelling beam span and lift height. Costs assume 5 metre height to underside of gantry and 15m span.
rateable element	The cost for the moving traveller should only be considered for included in the assessment when looking at an item under Class 1, Table 1, which is used in preparing or storage of fuel for the Class 1 item
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	It is assumed that no additional costs would be applicable if the traveller was situated outside.
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Cranes
CG Code	214M05
Specific	Moving Traveller 15m span
Descriptive	25 tonne
Tech1	Height to underside of rail
Tech2	5 metres
Unit size	Each
Unit of measurement	Each
ERC	£44,684
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	See variations section notes. This item will mainly be for coal fired boilers although some travellers are found in electrical generation and compressor areas used for maintenance purposes. The cost for the moving traveller should only be considered for included in the assessment when looking at an item under Class 1, Table 1, which is used in preparing or storage of fuel for the Class 1 item The costs do not include the structural support and rail track. The costs do not include the moving lifting parts and motors driving them.
Referencing details	This code covers the moving traveller only.
Cost information notes	The lifting capacity of the crane is required and is usually stated on the travelling beam. Record travelling beam span and lift height. Costs assume 5 metre height to underside of gantry and 15m span.
rateable element	The cost for the moving traveller should only be considered for included in the assessment when looking at an item under Class 1, Table 1, which is used in preparing or storage of fuel for the Class 1 item
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	It is assumed that no additional costs would be applicable if the traveller was situated outside.
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Cranes
CG Code	214M01
Specific	Moving Traveller 15m span
Descriptive	5 tonne
Tech1	Height to underside of rail
Tech2	5 metres
Unit size	Each
Unit of measurement	Each
ERC	£20,511
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	See variations section notes. This item will mainly be for coal fired boilers although some travellers are found in electrical generation and compressor areas used for maintenance purposes. The cost for the moving traveller should only be considered for included in the assessment when looking at an item under Class 1, Table 1, which is used in preparing or storage of fuel for the Class 1 item The costs do not include the structural support and rail track. The costs do not include the moving lifting parts and motors driving them.
Referencing details	The lifting capacity of the crane is required and is usulaay stated on the travelling beam. Record travelling beam span and lift height. Costs assume 5 metre height to underside of gantry and 15m span.
Cost information notes	The lifting capacity of the crane is required and is usually stated on the travelling beam. Record travelling beam span and lift height. Costs assume 5 metre height to underside of gantry and 15m span.
rateable element	The cost for the moving traveller should only be considered for included in the assessment when looking at an item under Class 1, Table 1, which is used in preparing or storage of fuel for the Class 1 item
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	It is assumed that no additional costs would be applicable if the traveller was situated outside.
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Crematoria
CG Code	51600A
Specific	Crematorium
Descriptive	Modern construction
Tech1	One or two storeys
Tech2	Timber portal frame
Unit size	-
Unit of measurement	m2
ERC	£4,275
Superseded codes	STS010
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mostly single storey, timber portal frame, slate covered pitched roof, cavity external walls finished externally mainily in render- but with facing brick and timber cladding in sections, double glazed windows, solid wood front door, painted internal plaster and facing brick finishes, painted plaster ceilings, wc, central heating, solid floor. First floor (if two storey) - small plant room.
Referencing details	-
Cost information notes	Cost excludes the cremation plant.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Cricket centres
CG Code	STS011
Specific	Indoor facility (subject to scheme)
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	STS
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	-
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Crusher houses
CG Code	41AOOA
Specific	Concrete frame
Descriptive	-
Tech1	<500m²
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,512
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single storey building of heavy reinforced concrete construction and raised on concrete columns 4 m off ground. 300mm x 450mm beams and columns, with 150mm thick concrete walls and flat roof. Electric lighting and power provided. Access via concrete stairs. Typical size 12m x 12m x 4m high on 4m high columns.
Referencing details	GEA of building.
Cost information notes	Single storey block on columns. Costs include foundations, columns and access stairs. Excludes crusher plant, hoppers and conveyors.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Crusher houses
CG Code	41AOOC
Specific	Steel frame
Descriptive	-
Tech1	<500m²
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,799
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building of heavy steel framed construction off simple pad or slab foundation. Cladding may be to whole structure with profiled metal sheets with shallow or mono-pitched pms roofing with c.5% of translucent sheeting. Internally metal deck floors at 2 or 3 levels (65%-90% of footprint area per level) access between levels by metal staircase. Electric lighting and power provided. Typical size 13m x 18m x 24 m (eaves height).
Referencing details	GEA of building.
Cost information notes	Cost includes foundations. Excludes: intermediate floors, crusher plant and plant foundations, hoppers and conveyors with independent supporting structures. For intermediate supported steel floors - see Cost guide items 30A11F or 30A11P (floors upper).
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 Crusher Houses - Steel Framed. Photo 2 Crusher House - Steel Framed.
Photo notes	-

Photo1

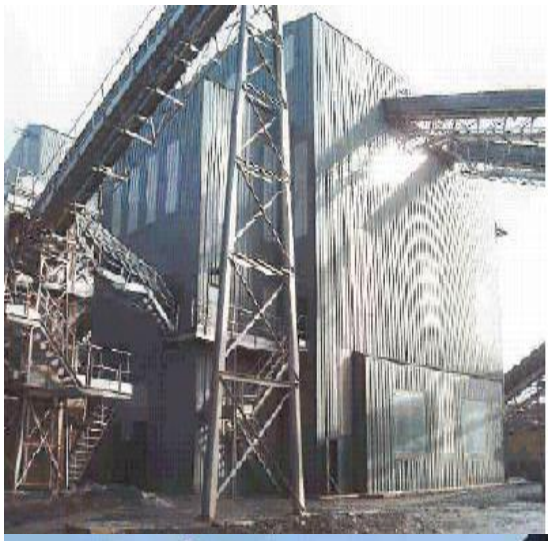

Photo2

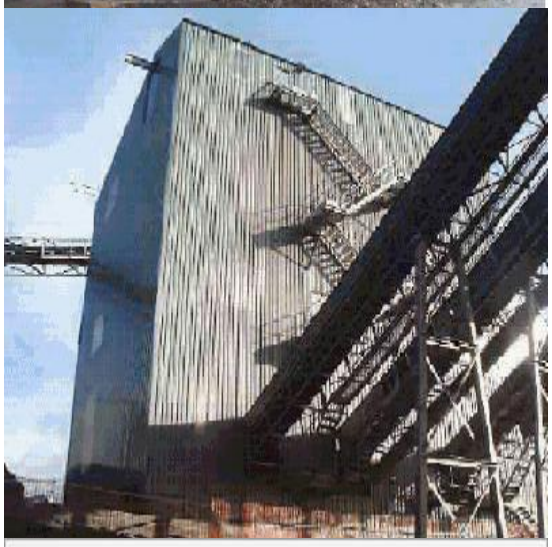

Photo3

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Generic Category	Cycle shelters
CG Code	41F04D
Specific	Freestanding
Descriptive	Combined proprietary shelter and rack - light steel frame
Tech1	Polycarbonated roof and side/end panels
Tech2	For 10 cycles
Unit size	-
Unit of measurement	Each
ERC	£2,121
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
	Cycle shelter; freestanding; light steel frame with polycarbonate roof and sides - no dedicated guttering. Cost assumes the structure down stands will be bolted to concrete pad foundations 300mm x 300mm x 300mm. Size of shelter based on accommodating 10 no bikes. Cost includes one no rack for 10 bikes.
Description	The compound slopes from front to back. (No secure gates included in rate)
Referencing details	Cost based on shelters of the following size : 10 bike spaces with approx dimensions H2100mm - L4100mm - W2100mm
Cost information notes	No structural slab included.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add for galvanised steel bicycle rack using code 42F02V1 per 10 bike rack

Photo description -

Photo notes -

Photo1

Photo2

Photo3

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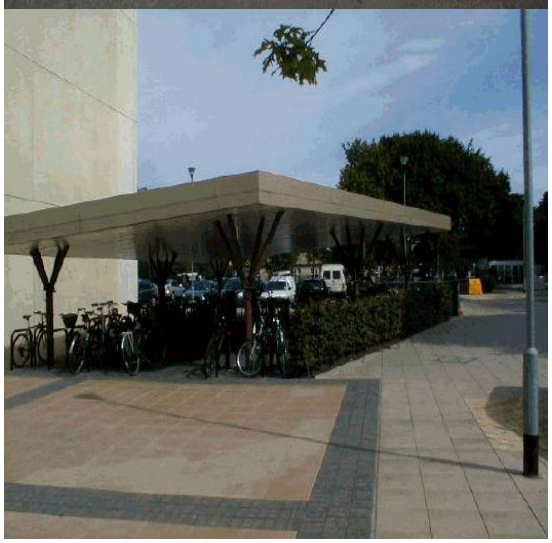
Generic Category	Cycle shelters
CG Code	41F00A
Specific	Freestanding
Descriptive	Half brick thick walls
Tech1	Corrugated or profiled metal sheet roof
Tech2	Open one long side
Unit size	-
Unit of measurement	m2
ERC	£303
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Cycle shelter ; freestanding , half brick thick construction. Walls to three sides with a pitched aluminium sheet roof covering - no dedicated guttering. Cost based on a shelter of the following size: 2100mm height at front, 2200mm height at rear, 3070mm length centres and 2400mm roof depth
Referencing details	
Cost information notes	No structural slab or cycle hoops / racks included
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add for galvanised steel bicycle rack using code 42F02V1 per 10 bike rack
Photo description	Cycle Shelters - Freestanding
Photo notes	-

Photo1

Photo2

Photo3



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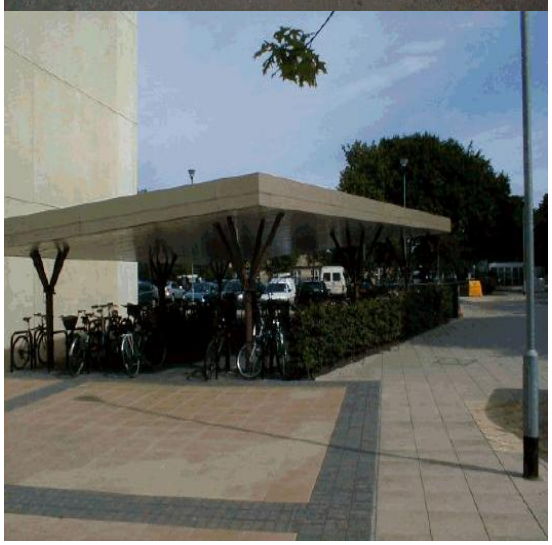
Generic Category	Cycle shelters
CG Code	41F02A
Specific	Freestanding
Descriptive	Light steel frame
Tech1	Corrugated or profiled metal sheet rear wall and roof
Tech2	Open three sides
Unit size	-
Unit of measurement	m2
ERC	£335
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Cycle shelter; freestanding; light steel frame with a galvanised metal roof, open sided construction - no dedicated guttering. Cost assumes the structure down stands will be bolted to concrete pad foundations 300mm x 300mm x 300mm. Size of shelter based on accommodating 10 no bikes.
Referencing details	Cost based on shelters of the following size : 10 bike spaces with approx dimensions H2100mm - L4100mm - W2100mm
Cost information notes	No structural slab or cycle hoops / racks included.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add for galvanised steel bicycle rack using code 42F02V1 per 10 bike rack
Photo description	Cycle Shelters - Freestanding
Photo notes	Typical light steel frame shelter

Photo1

Photo2

Photo3



Back

Generic Category	Cycle shelters
CG Code	41F04A
Specific	Freestanding
Descriptive	Proprietary shelter - light steel frame
Tech1	Corrugated or profiled metal sheet walls and roof
Tech2	Open one long side
Unit size	-
Unit of measurement	m2
ERC	£385
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Cycle shelter; freestanding; light steel frame with a galvanised metal roof, open sided construction - no dedicated guttering. Cost assumes the structure down stands will be bolted to concrete pad foundations 300mm x 300mm x 300mm. Size of shelter based on accommodating 10 no bikes.
Referencing details	Cost based on shelters of the following size : 10 bike spaces with approx dimensions H2100mm - L4100mm - W2100mm
Cost information notes	No structural slab or cycle hoops / racks included.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add for galvanised steel bicycle rack using code 42F02V1 per 10 bike rack
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Cycle shelters
CG Code	41F06A
Specific	Lean to
Descriptive	Half brick thick side walls
Tech1	Corrugated or profiled metal sheet roof
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£250
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Cycle shelter ; lean to brick construction. Walls to two sides (Rear wall assumed to be part of the building it abuts), pitched aluminium sheet roof covering - no dedicated guttering.
Referencing details	Cost based on a shelter of the following size 2100mm height at front 2000mm height at rear 3070mm length centres 2400mm roof depth
Cost information notes	No structural slab or cycle hoops / racks included
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add for galvanised steel bicycle rack using code 42F02V1 per 10 bike rack
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Cycle shelters
CG Code	41F08A
Specific	Leanto
Descriptive	Light steel frame
Tech1	Corrugated or profiled metal sheet side walls and roof
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£179
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Cycle shelter; lean to mild steel frame construction with a galvanised metal roof, open side construction - no dedicated guttering. Roof purlins, supports and connections of heavy duty steel. Cost assumes the structure will be bolted to the rear wall with a heavy duty fixing, with 2 pad concrete foundations (300mm x 300mm x 300mm) for the front steel down stands - there is no allowance to cantilever the structure from the wall.
Referencing details	Cost based on a wall mounted shelter of the following size : 2100mm height at front, 2200mm height at rear, 3050mm length centres and 2000mm roof depth Uprights of steel tube diameter 48mm x 3.2mm thick.
Cost information notes	No structural slab or cycle hoops / racks included
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add for galvanised steel bicycle rack using code 42F02V1 per 10 bike rack

Photo description -

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Cycle shelters
CG Code	42F02V1
Specific	Variation
Descriptive	Additional cost for 10 bike rack
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£175
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Addition of costs to be used in conjunction with Codes for Cycle shelters
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	District heating pipework
CG Code	216P05
Specific	Insulated Pipe 100mm
Descriptive	Hot Water Distribution Pipe
Tech1	Integral Insulation
Tech2	Excludes Civils Works
Unit size	Per linear m
Unit of measurement	m
ERC	£263
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Hot Water Distribution Pipe
Referencing details	Measure the pipe run in metres. If pipes are out of sight obtain details from the scheme operator. Includes fittings.
Cost information notes	See separate Cost Guide entries for pipes buried in the ground. For projects under 100m in length add 35%. Cost given is per m for a single pipe run.
rateable element	Pipes per Class 3 (g)
non rateable element	-
Adjusted Plant and Machinery	Refer to Rating Manual Section 5a Valuation of all property classes : District Heating Undertakings.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	See separate codes for alternative sizes and for buried pipes.

Photo description Typical installations

Photo notes -

Photo1

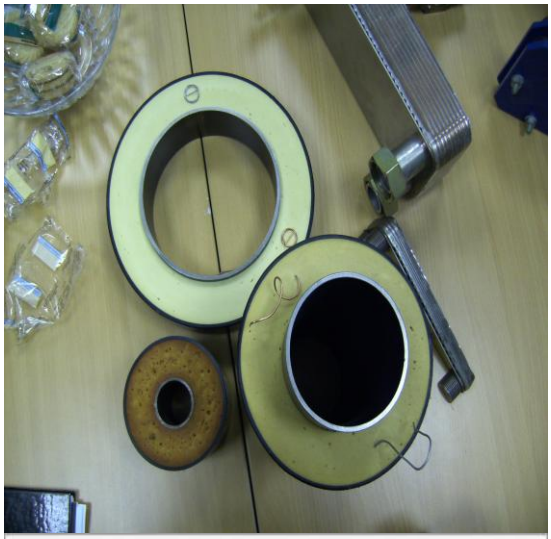


Photo2

Photo3

Back

Generic Category	District heating pipework
CG Code	216P12
Specific	Insulated Pipe 100mm
Descriptive	Hot Water Distribution Pipe
Tech1	Integral Insulation
Tech2	Buried in soft ground
Unit size	Per linear m
Unit of measurement	m
ERC	£409
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Hot Water Distribution Pipe
Referencing details	Measure the pipe run in metres. If pipes are out of sight obtain details from the scheme operator. Includes fittings.
Cost information notes	See separate Cost Guide entries for pipes buried in the ground. For projects under 100m in length add 35%. Cost given is per m for a single pipe run.
rateable element	Pipes per Class 3 (g)
non rateable element	-
Adjusted Plant and Machinery	Refer to Rating Manual Section 5a Valuation of all property classes : District Heating Undertakings.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	See separate codes for alternative sizes and for buried pipes.

Photo description Typical installations

Photo notes -

Photo1

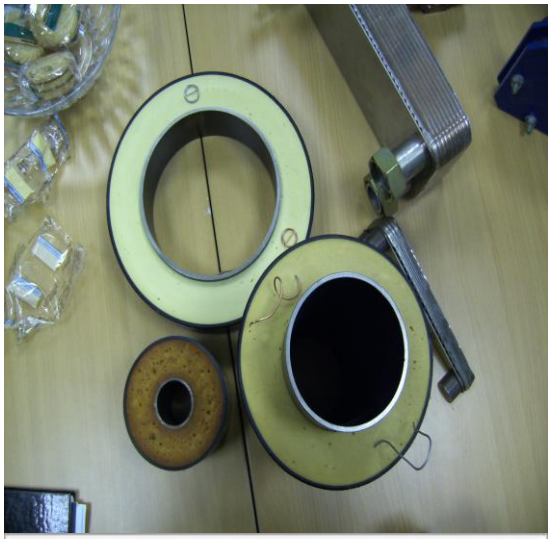


Photo2

Photo3

Back

Generic Category	District heating pipework
CG Code	216P19
Specific	Insulated Pipe 100mm
Descriptive	Hot Water Distribution Pipe
Tech1	Integral Insulation
Tech2	Buried in hard ground
Unit size	Per linear m
Unit of measurement	m
ERC	£574
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Hot Water Distribution Pipe
Referencing details	Measure the pipe run in metres. If pipes are out of sight obtain details from the scheme operator. Includes fittings.
Cost information notes	See separate Cost Guide entries for pipes buried in the ground. For projects under 100m in length add 35%. Cost given is per m for a single pipe run.
rateable element	Pipes per Class 3 (g)
non rateable element	-
Adjusted Plant and Machinery	Refer to Rating Manual Section 5a Valuation of all property classes : District Heating Undertakings.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	See separate codes for alternative sizes and for buried pipes.

Photo description Typical installations

Photo notes -

Photo1

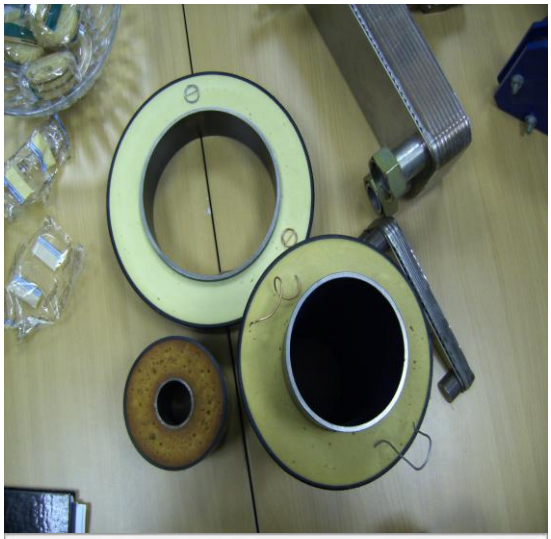


Photo2

Photo3

Back

Generic Category	District heating pipework
CG Code	216P06
Specific	Insulated Pipe 125mm
Descriptive	Hot Water Distribution Pipe
Tech1	Integral Insulation
Tech2	Excludes Civils Works
Unit size	Per linear m
Unit of measurement	m
ERC	£302
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Hot Water Distribution Pipe
Referencing details	Measure the pipe run in metres. If pipes are out of sight obtain details from the scheme operator. Includes fittings.
Cost information notes	See separate Cost Guide entries for pipes buried in the ground. For projects under 100m in length add 35%. Cost given is per m for a single pipe run.
rateable element	Pipes per Class 3 (g)
non rateable element	-
Adjusted Plant and Machinery	Refer to Rating Manual Section 5a Valuation of all property classes : District Heating Undertakings.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	See separate codes for alternative sizes and for buried pipes.

Photo description Typical installations

Photo notes -

Photo1

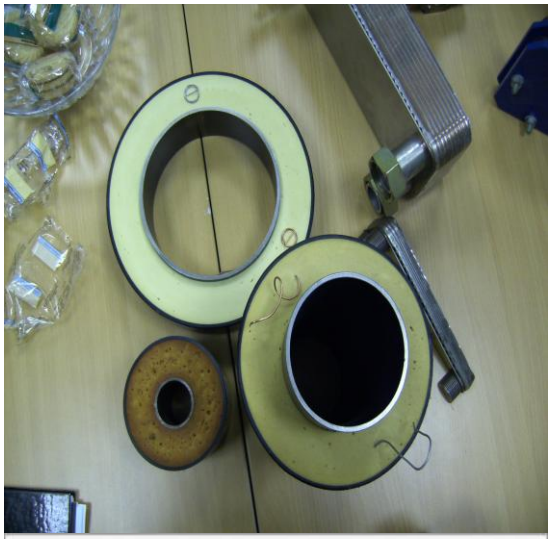


Photo2

Photo3

Back

Generic Category	District heating pipework
CG Code	216P13
Specific	Insulated Pipe 125mm
Descriptive	Hot Water Distribution Pipe
Tech1	Integral Insulation
Tech2	Buried in soft ground
Unit size	Per linear m
Unit of measurement	m
ERC	£465
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Hot Water Distribution Pipe
Referencing details	Measure the pipe run in metres. If pipes are out of sight obtain details from the scheme operator. Includes fittings.
Cost information notes	See separate Cost Guide entries for pipes buried in the ground. For projects under 100m in length add 35%. Cost given is per m for a single pipe run.
rateable element	Pipes per Class 3 (g)
non rateable element	-
Adjusted Plant and Machinery	Refer to Rating Manual Section 5a Valuation of all property classes : District Heating Undertakings.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	See separate codes for alternative sizes and for buried pipes.

Photo description Typical installations

Photo notes -

Photo1

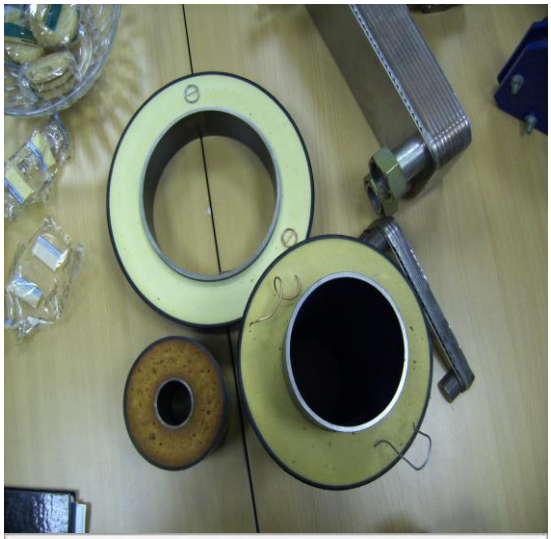


Photo2

Photo3

Back

Generic Category	District heating pipework
CG Code	216P20
Specific	Insulated Pipe 125mm
Descriptive	Hot Water Distribution Pipe
Tech1	Integral Insulation
Tech2	Buried in hard ground
Unit size	Per linear m
Unit of measurement	m
ERC	£655
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Hot Water Distribution Pipe
Referencing details	Measure the pipe run in metres. If pipes are out of sight obtain details from the scheme operator. Includes fittings.
Cost information notes	See separate Cost Guide entries for pipes buried in the ground. For projects under 100m in length add 35%. Cost given is per m for a single pipe run.
rateable element	Pipes per Class 3 (g)
non rateable element	-
Adjusted Plant and Machinery	Refer to Rating Manual Section 5a Valuation of all property classes : District Heating Undertakings.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	See separate codes for alternative sizes and for buried pipes.

Photo description Typical installations

Photo notes -

Photo1

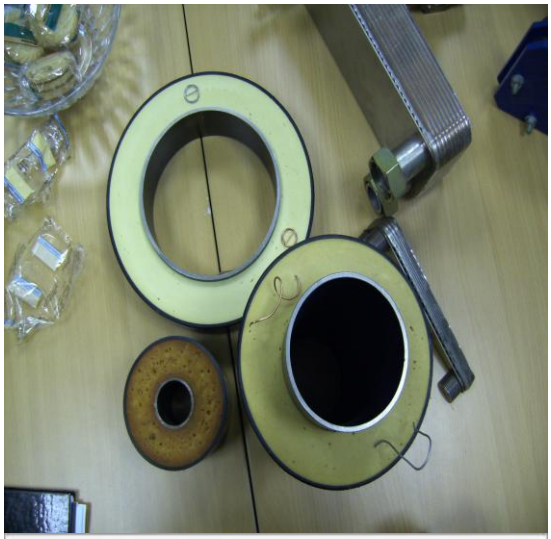


Photo2

Photo3

Back

Generic Category	District heating pipework
CG Code	216P07
Specific	Insulated Pipe 150mm
Descriptive	Hot Water Distribution Pipe
Tech1	Integral Insulation
Tech2	Excludes Civils Works
Unit size	Per linear m
Unit of measurement	m
ERC	£373
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Hot Water Distribution Pipe
Referencing details	Measure the pipe run in metres. If pipes are out of sight obtain details from the scheme operator. Includes fittings.
Cost information notes	See separate Cost Guide entries for pipes buried in the ground. For projects under 100m in length add 35%. Cost given is per m for a single pipe run.
rateable element	Pipes per Class 3 (g)
non rateable element	-
Adjusted Plant and Machinery	Refer to Rating Manual Section 5a Valuation of all property classes : District Heating Undertakings.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	See separate codes for alternative sizes and for buried pipes.

Photo description Typical installations

Photo notes -

Photo1

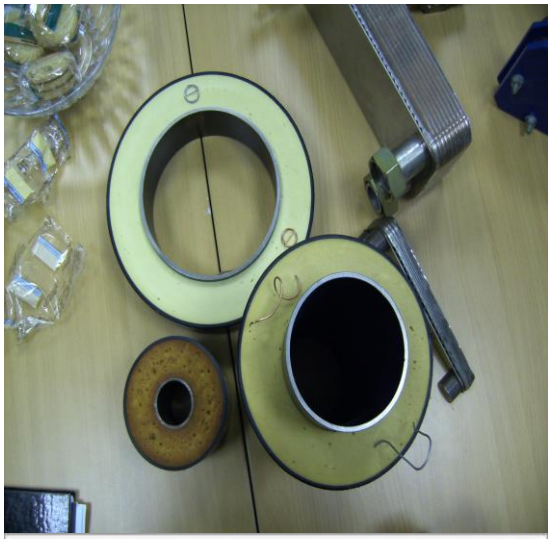


Photo2

Photo3

Back

Generic Category	District heating pipework
CG Code	216P14
Specific	Insulated Pipe 150mm
Descriptive	Hot Water Distribution Pipe
Tech1	Integral Insulation
Tech2	Buried in soft ground
Unit size	Per linear m
Unit of measurement	m
ERC	£574
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Hot Water Distribution Pipe
Referencing details	Measure the pipe run in metres. If pipes are out of sight obtain details from the scheme operator. Includes fittings.
Cost information notes	See separate Cost Guide entries for pipes buried in the ground. For projects under 100m in length add 35%. Cost given is per m for a single pipe run.
rateable element	Pipes per Class 3 (g)
non rateable element	-
Adjusted Plant and Machinery	Refer to Rating Manual Section 5a Valuation of all property classes : District Heating Undertakings.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	See separate codes for alternative sizes and for buried pipes.

Photo description Typical installations

Photo notes -

Photo1

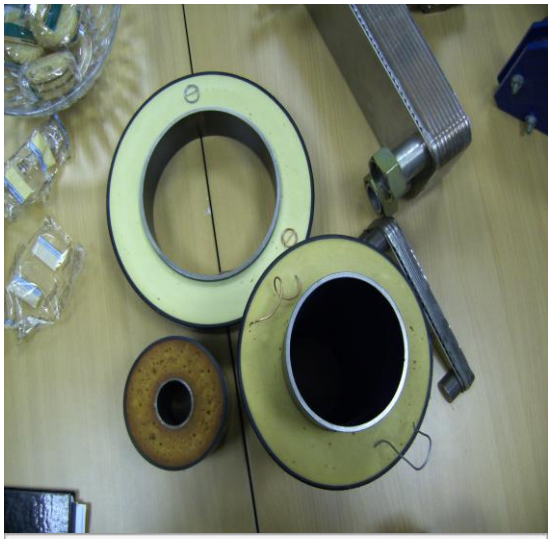


Photo2

Photo3

Back

Generic Category	District heating pipework
CG Code	216P21
Specific	Insulated Pipe 150mm
Descriptive	Hot Water Distribution Pipe
Tech1	Integral Insulation
Tech2	Buried in hard ground
Unit size	Per linear m
Unit of measurement	m
ERC	£806
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Hot Water Distribution Pipe
Referencing details	Measure the pipe run in metres. If pipes are out of sight obtain details from the scheme operator. Includes fittings.
Cost information notes	See separate Cost Guide entries for pipes buried in the ground. For projects under 100m in length add 35%. Cost given is per m for a single pipe run.
rateable element	Pipes per Class 3 (g)
non rateable element	-
Adjusted Plant and Machinery	Refer to Rating Manual Section 5a Valuation of all property classes : District Heating Undertakings.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	See separate codes for alternative sizes and for buried pipes.

Photo description Typical installations

Photo notes -

Photo1

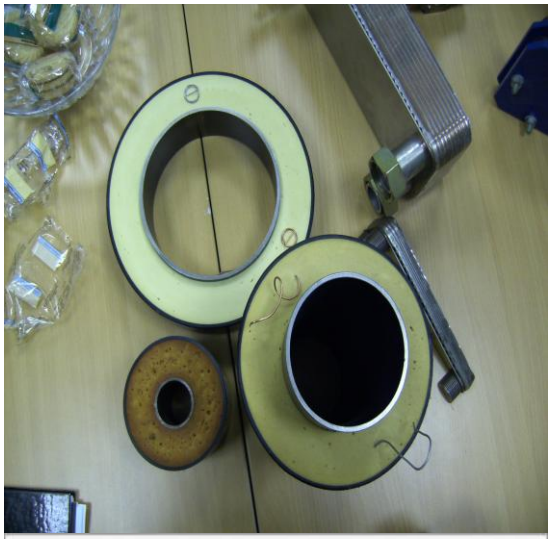


Photo2

Photo3

Back

Generic Category	District heating pipework
CG Code	216P01
Specific	Insulated Pipe 40mm
Descriptive	Hot Water Distribution Pipe
Tech1	Integral Insulation
Tech2	Excludes Civils Works
Unit size	Per linear m
Unit of measurement	m
ERC	£202
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Hot Water Distribution Pipe
Referencing details	Measure the pipe run in metres. If pipes are out of sight obtain details from the scheme operator. Includes fittings.
Cost information notes	See separate Cost Guide entries for pipes buried in the ground. For projects under 100m in length add 35%. Cost given is per m for a single pipe run.
rateable element	Pipes per Class 3 (g)
non rateable element	-
Adjusted Plant and Machinery	Refer to Rating Manual Section 5a Valuation of all property classes : District Heating Undertakings.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	See separate codes for alternative sizes and for buried pipes.

Photo description Typical installations

Photo notes -

Photo1

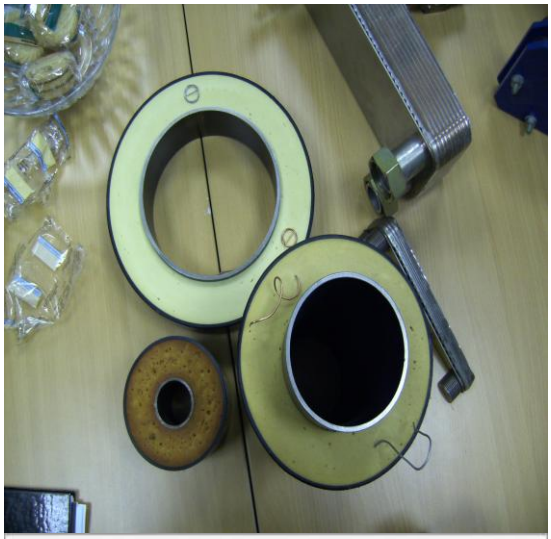


Photo2

Photo3

Back

Generic Category	District heating pipework
CG Code	216P08
Specific	Insulated Pipe 40mm
Descriptive	Hot Water Distribution Pipe
Tech1	Integral Insulation
Tech2	Buried in soft ground
Unit size	Per linear m
Unit of measurement	m
ERC	£315
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Hot Water Distribution Pipe
Referencing details	Measure the pipe run in metres. If pipes are out of sight obtain details from the scheme operator. Includes fittings.
Cost information notes	See separate Cost Guide entries for pipes buried in the ground. For projects under 100m in length add 35%. Cost given is per m for a single pipe run.
rateable element	Pipes per Class 3 (g)
non rateable element	-
Adjusted Plant and Machinery	Refer to Rating Manual Section 5a Valuation of all property classes : District Heating Undertakings.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	See separate codes for alternative sizes and for buried pipes.

Photo description Typical installations

Photo notes -

Photo1

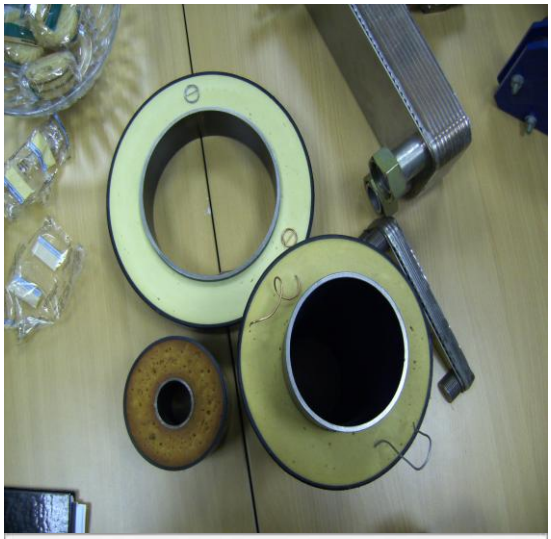


Photo2

Photo3

Back

Generic Category	District heating pipework
CG Code	216P15
Specific	Insulated Pipe 40mm
Descriptive	Hot Water Distribution Pipe
Tech1	Integral Insulation
Tech2	Buried in hard ground
Unit size	Per linear m
Unit of measurement	m
ERC	£451
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Hot Water Distribution Pipe
Referencing details	Measure the pipe run in metres. If pipes are out of sight obtain details from the scheme operator. Includes fittings.
Cost information notes	See separate Cost Guide entries for pipes buried in the ground. For projects under 100m in length add 35%. Cost given is per m for a single pipe run.
rateable element	Pipes per Class 3 (g)
non rateable element	-
Adjusted Plant and Machinery	Refer to Rating Manual Section 5a Valuation of all property classes : District Heating Undertakings.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	See separate codes for alternative sizes and for buried pipes.

Photo description Typical installations

Photo notes -

Photo1

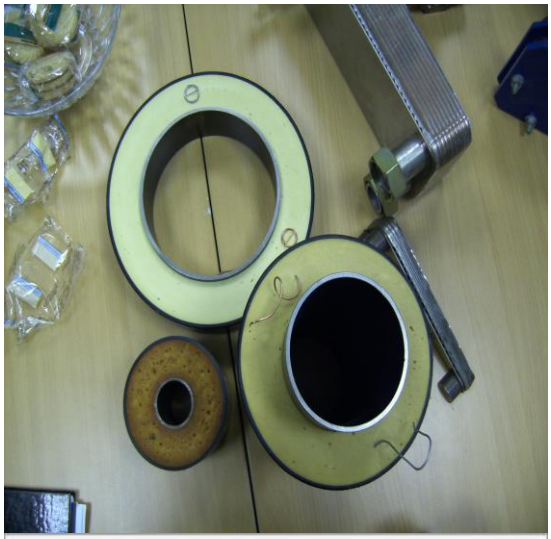


Photo2

Photo3

Back

Generic Category	District heating pipework
CG Code	216P02
Specific	Insulated Pipe 50mm
Descriptive	Hot Water Distribution Pipe
Tech1	Integral Insulation
Tech2	Excludes Civils Works
Unit size	Per linear m
Unit of measurement	m
ERC	£211
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Hot Water Distribution Pipe
Referencing details	Measure the pipe run in metres. If pipes are out of sight obtain details from the scheme operator. Includes fittings.
Cost information notes	See separate Cost Guide entries for pipes buried in the ground. For projects under 100m in length add 35%. Cost given is per m for a single pipe run.
rateable element	Pipes per Class 3 (g)
non rateable element	-
Adjusted Plant and Machinery	Refer to Rating Manual Section 5a Valuation of all property classes : District Heating Undertakings.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	See separate codes for alternative sizes and for buried pipes.

Photo description Typical installations

Photo notes -

Photo1

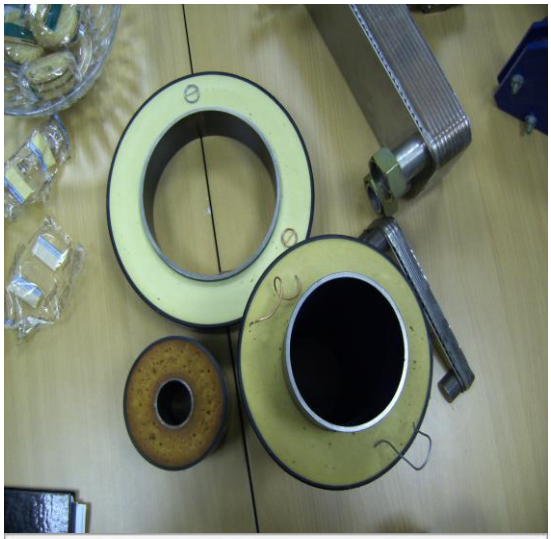


Photo2

Photo3

Back

Generic Category	District heating pipework
CG Code	216P09
Specific	Insulated Pipe 50mm
Descriptive	Hot Water Distribution Pipe
Tech1	Integral Insulation
Tech2	Buried in soft ground
Unit size	Per linear m
Unit of measurement	m
ERC	£335
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Hot Water Distribution Pipe
Referencing details	Measure the pipe run in metres. If pipes are out of sight obtain details from the scheme operator. Includes fittings.
Cost information notes	See separate Cost Guide entries for pipes buried in the ground. For projects under 100m in length add 35%. Cost given is per m for a single pipe run.
rateable element	Pipes per Class 3 (g)
non rateable element	-
Adjusted Plant and Machinery	Refer to Rating Manual Section 5a Valuation of all property classes : District Heating Undertakings.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	See separate codes for alternative sizes and for buried pipes.

Photo description Typical installations

Photo notes -

Photo1

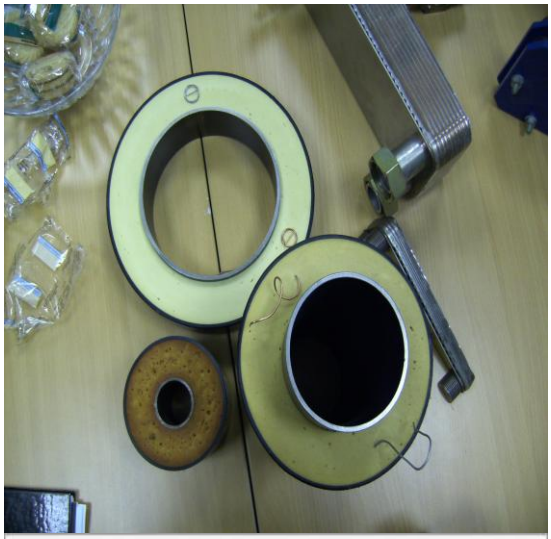


Photo2

Photo3

Back

Generic Category	District heating pipework
CG Code	216P16
Specific	Insulated Pipe 50mm
Descriptive	Hot Water Distribution Pipe
Tech1	Integral Insulation
Tech2	Buried in hard ground
Unit size	Per linear m
Unit of measurement	m
ERC	£479
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Hot Water Distribution Pipe
Referencing details	Measure the pipe run in metres. If pipes are out of sight obtain details from the scheme operator. Includes fittings.
Cost information notes	See separate Cost Guide entries for pipes buried in the ground. For projects under 100m in length add 35%. Cost given is per m for a single pipe run.
rateable element	Pipes per Class 3 (g)
non rateable element	-
Adjusted Plant and Machinery	Refer to Rating Manual Section 5a Valuation of all property classes : District Heating Undertakings.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	See separate codes for alternative sizes and for buried pipes.

Photo description Typical installations

Photo notes -

Photo1

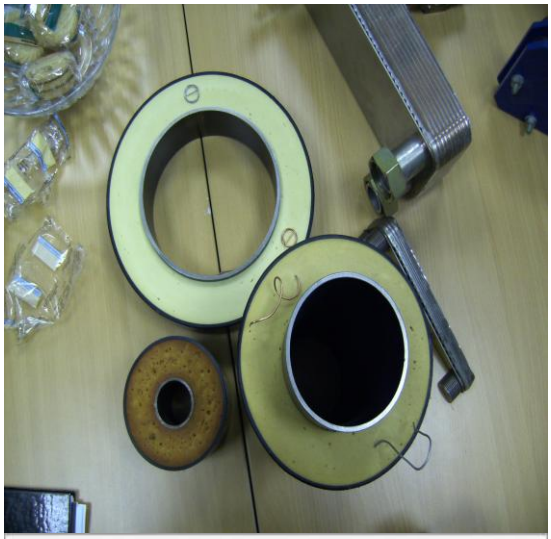


Photo2

Photo3

Back

Generic Category	District heating pipework
CG Code	216P03
Specific	Insulated Pipe 65mm
Descriptive	Hot Water Distribution Pipe
Tech1	Integral Insulation
Tech2	Excludes Civils Works
Unit size	Per linear m
Unit of measurement	m
ERC	£218
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Hot Water Distribution Pipe
Referencing details	Measure the pipe run in metres. If pipes are out of sight obtain details from the scheme operator. Includes fittings.
Cost information notes	See separate Cost Guide entries for pipes buried in the ground. For projects under 100m in length add 35%. Cost given is per m for a single pipe run.
rateable element	Pipes per Class 3 (g)
non rateable element	-
Adjusted Plant and Machinery	Refer to Rating Manual Section 5a Valuation of all property classes : District Heating Undertakings.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	See separate codes for alternative sizes and for buried pipes.

Photo description Shows section through pipe.

Photo notes -

Photo1

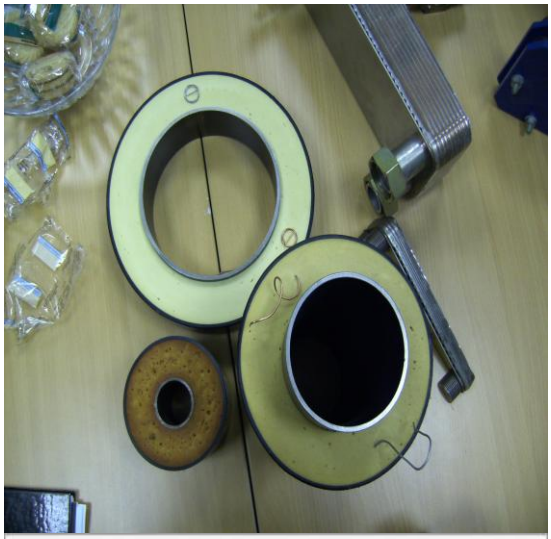


Photo2

Photo3

Back

Generic Category	District heating pipework
CG Code	216P10
Specific	Insulated Pipe 65mm
Descriptive	Hot Water Distribution Pipe
Tech1	Integral Insulation
Tech2	Buried in soft ground
Unit size	Per linear m
Unit of measurement	m
ERC	£355
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Hot Water Distribution Pipe
Referencing details	Measure the pipe run in metres. If pipes are out of sight obtain details from the scheme operator. Includes fittings.
Cost information notes	See separate Cost Guide entries for pipes buried in the ground. For projects under 100m in length add 35%. Cost given is per m for a single pipe run.
rateable element	Pipes per Class 3 (g)
non rateable element	-
Adjusted Plant and Machinery	Refer to Rating Manual Section 5a Valuation of all property classes : District Heating Undertakings.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	See separate codes for alternative sizes and for buried pipes.

Photo description Typical installations

Photo notes -

Photo1

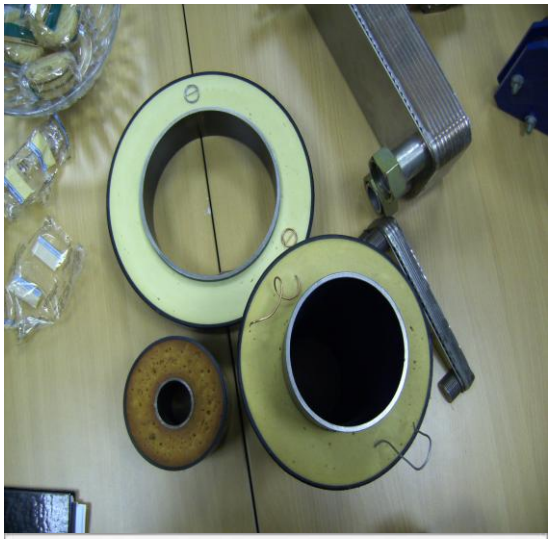


Photo2

Photo3

Back

Generic Category	District heating pipework
CG Code	216P17
Specific	Insulated Pipe 65mm
Descriptive	Hot Water Distribution Pipe
Tech1	Integral Insulation
Tech2	Buried in hard ground
Unit size	Per linear m
Unit of measurement	m
ERC	£491
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Hot Water Distribution Pipe
Referencing details	Measure the pipe run in metres. If pipes are out of sight obtain details from the scheme operator. Includes fittings.
Cost information notes	See separate Cost Guide entries for pipes buried in the ground. For projects under 100m in length add 35%. Cost given is per m for a single pipe run.
rateable element	Pipes per Class 3 (g)
non rateable element	-
Adjusted Plant and Machinery	Refer to Rating Manual Section 5a Valuation of all property classes : District Heating Undertakings.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	See separate codes for alternative sizes and for buried pipes.

Photo description Typical installations

Photo notes -

Photo1

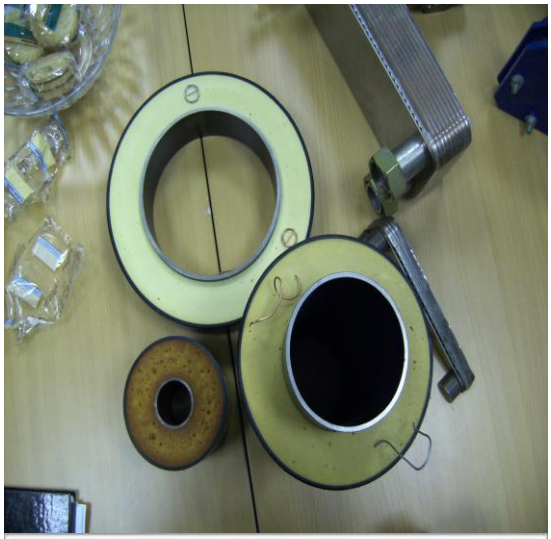


Photo2

Photo3

Back

Generic Category	District heating pipework
CG Code	216P04
Specific	Insulated Pipe 80mm
Descriptive	Hot Water Distribution Pipe
Tech1	Integral Insulation
Tech2	Excludes Civils Works
Unit size	Per linear m
Unit of measurement	m
ERC	£232
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Hot Water Distribution Pipe
Referencing details	Measure the pipe run in metres. If pipes are out of sight obtain details from the scheme operator. Includes fittings.
Cost information notes	See separate Cost Guide entries for pipes buried in the ground. For projects under 100m in length add 35%. Cost given is per m for a single pipe run.
rateable element	Pipes per Class 3 (g)
non rateable element	-
Adjusted Plant and Machinery	Refer to Rating Manual Section 5a Valuation of all property classes : District Heating Undertakings.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	See separate codes for alternative sizes and for buried pipes.

Photo description Typical installations

Photo notes -

Photo1

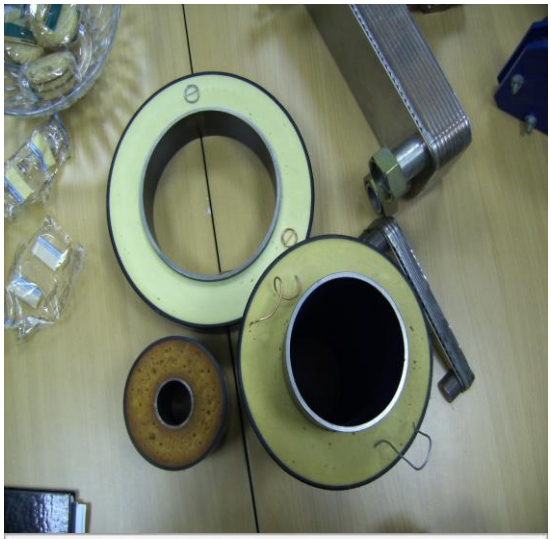


Photo2

Photo3

Back

Generic Category	District heating pipework
CG Code	216P11
Specific	Insulated Pipe 80mm
Descriptive	Hot Water Distribution Pipe
Tech1	Integral Insulation
Tech2	Buried in soft ground
Unit size	Per linear m
Unit of measurement	m
ERC	£383
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Hot Water Distribution Pipe
Referencing details	Measure the pipe run in metres. If pipes are out of sight obtain details from the scheme operator. Includes fittings.
Cost information notes	See separate Cost Guide entries for pipes buried in the ground. For projects under 100m in length add 35%. Cost given is per m for a single pipe run.
rateable element	Pipes per Class 3 (g)
non rateable element	-
Adjusted Plant and Machinery	Refer to Rating Manual Section 5a Valuation of all property classes : District Heating Undertakings.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	See separate codes for alternative sizes and for buried pipes.

Photo description Typical installations

Photo notes -

Photo1

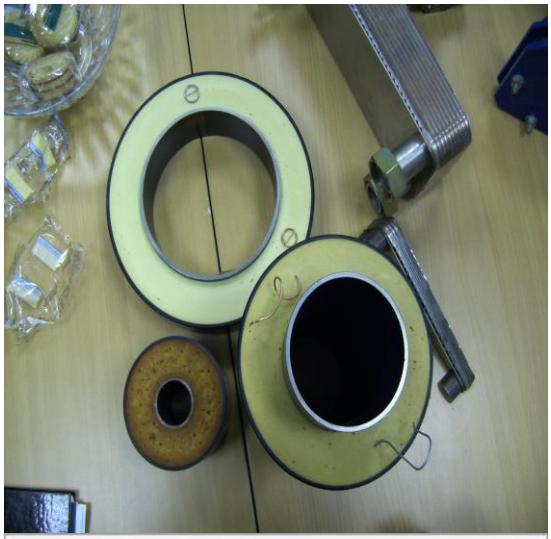


Photo2

Photo3

Back

Generic Category	District heating pipework
CG Code	216P18
Specific	Insulated Pipe 80mm
Descriptive	Hot Water Distribution Pipe
Tech1	Integral Insulation
Tech2	Buried in hard ground
Unit size	Per linear m
Unit of measurement	m
ERC	£532
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Hot Water Distribution Pipe
Referencing details	Measure the pipe run in metres. If pipes are out of sight obtain details from the scheme operator. Includes fittings.
Cost information notes	See separate Cost Guide entries for pipes buried in the ground. For projects under 100m in length add 35%. Cost given is per m for a single pipe run.
rateable element	Pipes per Class 3 (g)
non rateable element	-
Adjusted Plant and Machinery	Refer to Rating Manual Section 5a Valuation of all property classes : District Heating Undertakings.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	See separate codes for alternative sizes and for buried pipes.

Photo description Typical installations

Photo notes -

Photo1

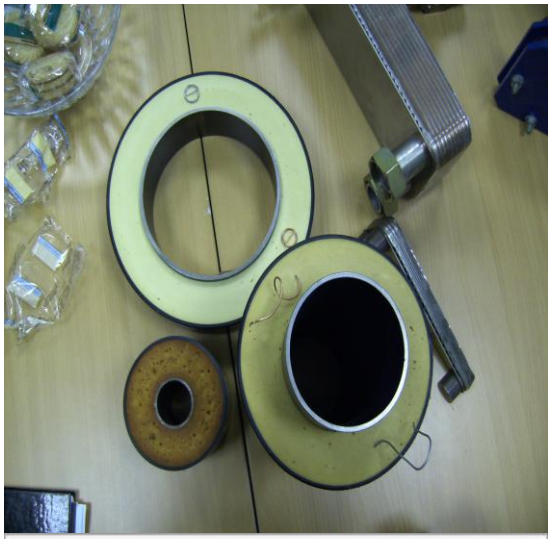


Photo2

Photo3

Back

Generic Category	District heating pipework
CG Code	216P22
Specific	Iron Pipework 25mm
Descriptive	Hot Water Distribution Pipe
Tech1	25mm diameter
Tech2	Applied Insulation
Unit size	Per linear m
Unit of measurement	m
ERC	£47
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Hot Water Distribution Pipe
Referencing details	Measure the pipe run in metres. If pipes are out of sight obtain details from the scheme operator. Includes fittings.
Cost information notes	See separate Cost Guide entries for pipes buried in the ground. For projects under 100m in length add 35%. Cost given is per m for a single pipe run.
rateable element	Pipes per Class 3 (g)
non rateable element	-
Adjusted Plant and Machinery	Refer to Rating Manual Section 5a Valuation of all property classes : District Heating Undertakings.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	See separate codes for alternative sizes and for buried pipes.

Photo description Typical installations

Photo notes -

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Generic Category	District heating pipework
CG Code	216P23
Specific	Iron Pipework 38mm
Descriptive	Hot Water Distribution Pipe
Tech1	38mm diameter
Tech2	Applied Insulation
Unit size	Per linear m
Unit of measurement	m
ERC	£66
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Hot Water Distribution Pipe
Referencing details	Measure the pipe run in metres. If pipes are out of sight obtain details from the scheme operator. Includes fittings.
Cost information notes	See separate Cost Guide entries for pipes buried in the ground. For projects under 100m in length add 35%. Cost given is per m for a single pipe run.
rateable element	Pipes per Class 3 (g)
non rateable element	-
Adjusted Plant and Machinery	Refer to Rating Manual Section 5a Valuation of all property classes : District Heating Undertakings.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	See separate codes for alternative sizes and for buried pipes.

Photo description Typical installations

Photo notes -

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Generic Category	District heating pipework
CG Code	216P24
Specific	Iron Pipework 50mm
Descriptive	Hot Water Distribution Pipe
Tech1	50mm diameter
Tech2	Applied Insulation
Unit size	Per linear m
Unit of measurement	m
ERC	£79
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Hot Water Distribution Pipe
Referencing details	Measure the pipe run in metres. If pipes are out of sight obtain details from the scheme operator. Includes fittings.
Cost information notes	See separate Cost Guide entries for pipes buried in the ground. For projects under 100m in length add 35%. Cost given is per m for a single pipe run.
rateable element	Pipes per Class 3 (g)
non rateable element	-
Adjusted Plant and Machinery	Refer to Rating Manual Section 5a Valuation of all property classes : District Heating Undertakings.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	See separate codes for alternative sizes and for buried pipes.

Photo description Typical installations

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Generic Category	District heating pipework
CG Code	216P25
Specific	Iron Pipework 65mm
Descriptive	Hot Water Distribution Pipe
Tech1	65mm diameter
Tech2	Applied Insulation
Unit size	Per linear m
Unit of measurement	m
ERC	£134
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Hot Water Distribution Pipe
Referencing details	Measure the pipe run in metres. If pipes are out of sight obtain details from the scheme operator. Includes fittings.
Cost information notes	See separate Cost Guide entries for pipes buried in the ground. For projects under 100m in length add 35%. Cost given is per m for a single pipe run.
rateable element	Pipes per Class 3 (g)
non rateable element	-
Adjusted Plant and Machinery	Refer to Rating Manual Section 5a Valuation of all property classes : District Heating Undertakings.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	See separate codes for alternative sizes and for buried pipes.

Photo description Typical installations

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Generic Category	District heating pipework
CG Code	216P26
Specific	Iron Pipework 80mm
Descriptive	Hot Water Distribution Pipe
Tech1	80mm diameter
Tech2	Applied Insulation
Unit size	Per linear m
Unit of measurement	m
ERC	£167
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Hot Water Distribution Pipe
Referencing details	Measure the pipe run in metres. If pipes are out of sight obtain details from the scheme operator. Includes fittings.
Cost information notes	See separate Cost Guide entries for pipes buried in the ground. For projects under 100m in length add 35%. Cost given is per m for a single pipe run.
rateable element	Pipes per Class 3 (g)
non rateable element	-
Adjusted Plant and Machinery	Refer to Rating Manual Section 5a Valuation of all property classes : District Heating Undertakings.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	See separate codes for alternative sizes and for buried pipes.

Photo description Typical installations

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Generic Category	Drainage
CG Code	33Z05A
Specific	Cast Iron Pipe
Descriptive	Below Ground Pipework
Tech1	100mm Diameter
Tech2	1m Depth
Unit size	-
Unit of measurement	m
ERC	£108
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine excavation of trench, grading bottoms, earthwork support, laying and jointing of pipes and accessories, beds and surrounds, backfilling and compaction and disposal of surplus excavated material, average 50m from excavation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Drainage
CG Code	33Z05F
Specific	Cast Iron Pipe
Descriptive	Below Ground Pipework
Tech1	100mm Diameter
Tech2	2m Depth
Unit size	-
Unit of measurement	m
ERC	£133
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine excavation of trench, grading bottoms, earthwork support, laying and jointing of pipes and accessories, beds and surrounds, backfilling and compaction and disposal of surplus excavated material, average 50m from excavation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Drainage
CG Code	33Z05K
Specific	Cast Iron Pipe
Descriptive	Below Ground Pipework
Tech1	100mm Diameter
Tech2	3.5m Depth
Unit size	-
Unit of measurement	m
ERC	£176
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine excavation of trench, grading bottoms, earthwork support, laying and jointing of pipes and accessories, beds and surrounds, backfilling and compaction and disposal of surplus excavated material, average 50m from excavation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Drainage
CG Code	33Z05P
Specific	Cast Iron Pipe
Descriptive	Below Ground Pipework
Tech1	150mm Diameter
Tech2	1m Depth
Unit size	-
Unit of measurement	m
ERC	£171
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine excavation of trench, grading bottoms, earthwork support, laying and jointing of pipes and accessories, beds and surrounds, backfilling and compaction and disposal of surplus excavated material, average 50m from excavation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Drainage
CG Code	33Z05U
Specific	Cast Iron Pipe
Descriptive	Below Ground Pipework
Tech1	150mm Diameter
Tech2	2m Depth
Unit size	-
Unit of measurement	m
ERC	£195
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine excavation of trench, grading bottoms, earthwork support, laying and jointing of pipes and accessories, beds and surrounds, backfilling and compaction and disposal of surplus excavated material, average 50m from excavation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Drainage
CG Code	33Z05Z
Specific	Cast Iron Pipe
Descriptive	Below Ground Pipework
Tech1	150mm Diameter
Tech2	3.5m Depth
Unit size	-
Unit of measurement	m
ERC	£239
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine excavation of trench, grading bottoms, earthwork support, laying and jointing of pipes and accessories, beds and surrounds, backfilling and compaction and disposal of surplus excavated material, average 50m from excavation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Drainage
CG Code	33Z00A
Specific	Clay Pipe
Descriptive	Below Ground Pipework
Tech1	100mm Diameter
Tech2	1m Depth
Unit size	-
Unit of measurement	m
ERC	£37
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine excavation of trench, grading bottoms, earthwork support, laying and jointing of pipes and accessories, beds and surrounds, backfilling and compaction and disposal of surplus excavated material, average 50m from excavation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Drainage
CG Code	33Z00F
Specific	Clay Pipe
Descriptive	Below Ground Pipework
Tech1	100mm Diameter
Tech2	2m Depth
Unit size	-
Unit of measurement	m
ERC	£62
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine excavation of trench, grading bottoms, earthwork support, laying and jointing of pipes and accessories, beds and surrounds, backfilling and compaction and disposal of surplus excavated material, average 50m from excavation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Drainage
CG Code	33Z00K
Specific	Clay Pipe
Descriptive	Below Ground Pipework
Tech1	100mm Diameter
Tech2	3.5m Depth
Unit size	-
Unit of measurement	m
ERC	£105
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine excavation of trench, grading bottoms, earthwork support, laying and jointing of pipes and accessories, beds and surrounds, backfilling and compaction and disposal of surplus excavated material, average 50m from excavation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Drainage
CG Code	33Z00P
Specific	Clay Pipe
Descriptive	Below Ground Pipework
Tech1	150mm Diameter
Tech2	1m Depth
Unit size	-
Unit of measurement	m
ERC	£51
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine excavation of trench, grading bottoms, earthwork support, laying and jointing of pipes and accessories, beds and surrounds, backfilling and compaction and disposal of surplus excavated material, average 50m from excavation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Drainage
CG Code	33Z00U
Specific	Clay Pipe
Descriptive	Below Ground Pipework
Tech1	150mm Diameter
Tech2	2m Depth
Unit size	-
Unit of measurement	m
ERC	£76
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine excavation of trench, grading bottoms, earthwork support, laying and jointing of pipes and accessories, beds and surrounds, backfilling and compaction and disposal of surplus excavated material, average 50m from excavation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
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Generic Category	Drainage
CG Code	33Z00Z
Specific	Clay Pipe
Descriptive	Below Ground Pipework
Tech1	150mm Diameter
Tech2	3.5m Depth
Unit size	-
Unit of measurement	m
ERC	£119
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine excavation of trench, grading bottoms, earthwork support, laying and jointing of pipes and accessories, beds and surrounds, backfilling and compaction and disposal of surplus excavated material, average 50m from excavation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
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Generic Category	Drainage
CG Code	33Z01A
Specific	Clay Pipe
Descriptive	Below Ground Pipework
Tech1	225mm Diameter
Tech2	1m Depth
Unit size	-
Unit of measurement	m
ERC	£77
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine excavation of trench, grading bottoms, earthwork support, laying and jointing of pipes and accessories, beds and surrounds, backfilling and compaction and disposal of surplus excavated material, average 50m from excavation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Drainage
CG Code	33Z01F
Specific	Clay Pipe
Descriptive	Below Ground Pipework
Tech1	225mm Diameter
Tech2	2m Depth
Unit size	-
Unit of measurement	m
ERC	£101
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine excavation of trench, grading bottoms, earthwork support, laying and jointing of pipes and accessories, beds and surrounds, backfilling and compaction and disposal of surplus excavated material, average 50m from excavation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Drainage
CG Code	33Z01K
Specific	Clay Pipe
Descriptive	Below Ground Pipework
Tech1	225mm Diameter
Tech2	3.5m Depth
Unit size	-
Unit of measurement	m
ERC	£145
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine excavation of trench, grading bottoms, earthwork support, laying and jointing of pipes and accessories, beds and surrounds, backfilling and compaction and disposal of surplus excavated material, average 50m from excavation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Drainage
CG Code	33Z01P
Specific	Clay Pipe
Descriptive	Below Ground Pipework
Tech1	300mm Diameter
Tech2	1m Depth
Unit size	-
Unit of measurement	m
ERC	£155
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine excavation of trench, grading bottoms, earthwork support, laying and jointing of pipes and accessories, beds and surrounds, backfilling and compaction and disposal of surplus excavated material, average 50m from excavation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Drainage
CG Code	33Z01U
Specific	Clay Pipe
Descriptive	Below Ground Pipework
Tech1	300mm Diameter
Tech2	2m Depth
Unit size	-
Unit of measurement	m
ERC	£177
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine excavation of trench, grading bottoms, earthwork support, laying and jointing of pipes and accessories, beds and surrounds, backfilling and compaction and disposal of surplus excavated material, average 50m from excavation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Drainage
CG Code	33Z01Z
Specific	Clay Pipe
Descriptive	Below Ground Pipework
Tech1	300mm Diameter
Tech2	3.5m Depth
Unit size	-
Unit of measurement	m
ERC	£221
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine excavation of trench, grading bottoms, earthwork support, laying and jointing of pipes and accessories, beds and surrounds, backfilling and compaction and disposal of surplus excavated material, average 50m from excavation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Drainage
CG Code	33Z02A
Specific	Clay Pipe
Descriptive	Below Ground Pipework
Tech1	450mm Diameter
Tech2	1m Depth
Unit size	-
Unit of measurement	m
ERC	£205
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine excavation of trench, grading bottoms, earthwork support, laying and jointing of pipes and accessories, beds and surrounds, backfilling and compaction and disposal of surplus excavated material, average 50m from excavation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Drainage
CG Code	33Z02F
Specific	Clay Pipe
Descriptive	Below Ground Pipework
Tech1	450mm Diameter
Tech2	2m Depth
Unit size	-
Unit of measurement	m
ERC	£231
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine excavation of trench, grading bottoms, earthwork support, laying and jointing of pipes and accessories, beds and surrounds, backfilling and compaction and disposal of surplus excavated material, average 50m from excavation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Drainage
CG Code	33Z02K
Specific	Clay Pipe
Descriptive	Below Ground Pipework
Tech1	450mm Diameter
Tech2	3.5m Depth
Unit size	-
Unit of measurement	m
ERC	£282
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine excavation of trench, grading bottoms, earthwork support, laying and jointing of pipes and accessories, beds and surrounds, backfilling and compaction and disposal of surplus excavated material, average 50m from excavation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Drainage
CG Code	33Z03A
Specific	Concrete Pipe
Descriptive	Below Ground Pipework
Tech1	300mm Diameter
Tech2	1m Depth
Unit size	-
Unit of measurement	m
ERC	£73
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine excavation of trench, grading bottoms, earthwork support, laying and jointing of pipes and accessories, beds and surrounds, backfilling and compaction and disposal of surplus excavated material, average 50m from excavation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Drainage
CG Code	33Z03F
Specific	Concrete Pipe
Descriptive	Below Ground Pipework
Tech1	300mm Diameter
Tech2	2m Depth
Unit size	-
Unit of measurement	m
ERC	£96
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine excavation of trench, grading bottoms, earthwork support, laying and jointing of pipes and accessories, beds and surrounds, backfilling and compaction and disposal of surplus excavated material, average 50m from excavation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Drainage
CG Code	33Z03K
Specific	Concrete Pipe
Descriptive	Below Ground Pipework
Tech1	300mm Diameter
Tech2	3.5m Depth
Unit size	-
Unit of measurement	m
ERC	£139
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine excavation of trench, grading bottoms, earthwork support, laying and jointing of pipes and accessories, beds and surrounds, backfilling and compaction and disposal of surplus excavated material, average 50m from excavation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Drainage
CG Code	33Z03P
Specific	Concrete Pipe
Descriptive	Below Ground Pipework
Tech1	450mm Diameter
Tech2	1m Depth
Unit size	-
Unit of measurement	m
ERC	£99
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine excavation of trench, grading bottoms, earthwork support, laying and jointing of pipes and accessories, beds and surrounds, backfilling and compaction and disposal of surplus excavated material, average 50m from excavation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Drainage
CG Code	33Z03U
Specific	Concrete Pipe
Descriptive	Below Ground Pipework
Tech1	450mm Diameter
Tech2	2m Depth
Unit size	-
Unit of measurement	m
ERC	£125
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine excavation of trench, grading bottoms, earthwork support, laying and jointing of pipes and accessories, beds and surrounds, backfilling and compaction and disposal of surplus excavated material, average 50m from excavation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Drainage
CG Code	33Z03Z
Specific	Concrete Pipe
Descriptive	Below Ground Pipework
Tech1	450mm Diameter
Tech2	3.5m Depth
Unit size	-
Unit of measurement	m
ERC	£175
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine excavation of trench, grading bottoms, earthwork support, laying and jointing of pipes and accessories, beds and surrounds, backfilling and compaction and disposal of surplus excavated material, average 50m from excavation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Drainage
CG Code	33Z04A
Specific	Concrete Pipe
Descriptive	Below Ground Pipework
Tech1	600mm Diameter
Tech2	1m Depth
Unit size	-
Unit of measurement	m
ERC	£133
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine excavation of trench, grading bottoms, earthwork support, laying and jointing of pipes and accessories, beds and surrounds, backfilling and compaction and disposal of surplus excavated material, average 50m from excavation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Drainage
CG Code	33Z04F
Specific	Concrete Pipe
Descriptive	Below Ground Pipework
Tech1	600mm Diameter
Tech2	2m Depth
Unit size	-
Unit of measurement	m
ERC	£162
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine excavation of trench, grading bottoms, earthwork support, laying and jointing of pipes and accessories, beds and surrounds, backfilling and compaction and disposal of surplus excavated material, average 50m from excavation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Drainage
CG Code	33Z04K
Specific	Concrete Pipe
Descriptive	Below Ground Pipework
Tech1	600mm Diameter
Tech2	3.5m Depth
Unit size	-
Unit of measurement	m
ERC	£217
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine excavation of trench, grading bottoms, earthwork support, laying and jointing of pipes and accessories, beds and surrounds, backfilling and compaction and disposal of surplus excavated material, average 50m from excavation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Drainage
CG Code	33Z04P
Specific	Concrete Pipe
Descriptive	Below Ground Pipework
Tech1	900mm Diameter
Tech2	2m Depth
Unit size	-
Unit of measurement	m
ERC	£306
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine excavation of trench, grading bottoms, earthwork support, laying and jointing of pipes and accessories, beds and surrounds, backfilling and compaction and disposal of surplus excavated material, average 50m from excavation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Drainage
CG Code	33Z04S
Specific	Concrete Pipe
Descriptive	Below Ground Pipework
Tech1	900mm Diameter
Tech2	3.5m Depth
Unit size	-
Unit of measurement	m
ERC	£371
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine excavation of trench, grading bottoms, earthwork support, laying and jointing of pipes and accessories, beds and surrounds, backfilling and compaction and disposal of surplus excavated material, average 50m from excavation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Drainage
CG Code	33Z04U
Specific	Concrete Pipe
Descriptive	Below Ground Pipework
Tech1	1200mm Diameter
Tech2	2m Depth
Unit size	-
Unit of measurement	m
ERC	£469
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine excavation of trench, grading bottoms, earthwork support, laying and jointing of pipes and accessories, beds and surrounds, backfilling and compaction and disposal of surplus excavated material, average 50m from excavation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Drainage
CG Code	33Z04Z
Specific	Concrete Pipe
Descriptive	Below Ground Pipework
Tech1	1200mm Diameter
Tech2	3.5m Depth
Unit size	-
Unit of measurement	m
ERC	£543
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine excavation of trench, grading bottoms, earthwork support, laying and jointing of pipes and accessories, beds and surrounds, backfilling and compaction and disposal of surplus excavated material, average 50m from excavation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Drainage
CG Code	33Z07A
Specific	Manhole
Descriptive	Brick
Tech1	600mm x 450mm
Tech2	900mm Depth
Unit size	-
Unit of measurement	Each
ERC	£700
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Excavate pit, earthwork support, compact bottom, concrete base, one brick wall of engineering bricks in cement mortar, clay channels, concrete benching, reinforced concrete slab, step irons, cast iron cover and frame, partial backfill and disposal of surplus excavated material.
Referencing details	Length x Width x Depth. Material of Construction
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Drainage
CG Code	33Z07F
Specific	Manhole
Descriptive	Brick
Tech1	750mm x 450mm
Tech2	1500mm Depth
Unit size	-
Unit of measurement	Each
ERC	£1,164
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Excavate pit, earthwork support, compact bottom, concrete base, one brick wall of engineering bricks in cement mortar, clay channels, concrete benching, reinforced concrete slab, step irons, cast iron cover and frame, partial backfill and disposal of surplus excavated material.
Referencing details	Length x Width x Depth. Material of Construction
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Drainage
CG Code	33Z07G
Specific	Manhole
Descriptive	Brick
Tech1	750mm x 450mm
Tech2	2000mm Depth
Unit size	-
Unit of measurement	Each
ERC	£1,461
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Excavate pit, earthwork support, compact bottom, concrete base, one brick wall of engineering bricks in cement mortar, clay channels, concrete benching, reinforced concrete slab, step irons, cast iron cover and frame, partial backfill and disposal of surplus excavated material.
Referencing details	Length x Width x Depth. Material of Construction
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Drainage
CG Code	33Z07K
Specific	Manhole
Descriptive	Brick
Tech1	1200mm x 750mm
Tech2	1000mm Depth
Unit size	-
Unit of measurement	Each
ERC	£1,292
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Excavate pit, earthwork support, compact bottom, concrete base, one brick wall of engineering bricks in cement mortar, clay channels, concrete benching, reinforced concrete slab, step irons, cast iron cover and frame, partial backfill and disposal of surplus excavated material.
Referencing details	Length x Width x Depth. Material of Construction
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Drainage
CG Code	33Z07P
Specific	Manhole
Descriptive	Brick
Tech1	1200mm x 750mm
Tech2	1500mm Depth
Unit size	-
Unit of measurement	Each
ERC	£1,763
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Excavate pit, earthwork support, compact bottom, concrete base, one brick wall of engineering bricks in cement mortar, clay channels, concrete benching, reinforced concrete slab, step irons, cast iron cover and frame, partial backfill and disposal of surplus excavated material.
Referencing details	Length x Width x Depth. Material of Construction
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Drainage
CG Code	33Z07R
Specific	Manhole
Descriptive	Brick
Tech1	900mm x 900mm
Tech2	2000mm Depth
Unit size	-
Unit of measurement	Each
ERC	£1,837
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Excavate pit, earthwork support, compact bottom, concrete base, one brick wall of engineering bricks in cement mortar, clay channels, concrete benching, reinforced concrete slab, step irons, cast iron cover and frame, partial backfill and disposal of surplus excavated material.
Referencing details	Length x Width x Depth. Material of Construction
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Drainage
CG Code	33Z07S
Specific	Manhole
Descriptive	Brick
Tech1	1200mm x 1800mm
Tech2	1000mm Depth
Unit size	-
Unit of measurement	Each
ERC	£1,675
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Excavate pit, earthwork support, compact bottom, concrete base, one brick wall of engineering bricks in cement mortar, clay channels, concrete benching, reinforced concrete slab, step irons, cast iron cover and frame, partial backfill and disposal of surplus excavated material.
Referencing details	Length x Width x Depth. Material of Construction
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Drainage
CG Code	33Z08A
Specific	Manhole
Descriptive	Brick
Tech1	1200mm x 750mm
Tech2	2500mm Depth
Unit size	-
Unit of measurement	Each
ERC	£2,671
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Excavate pit, earthwork support, compact bottom, concrete base, one brick wall of engineering bricks in cement mortar, clay channels, concrete benching, reinforced concrete slab, step irons, cast iron cover and frame, partial backfill and disposal of surplus excavated material.
Referencing details	Length x Width x Depth. Material of Construction
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Drainage
CG Code	33Z08F
Specific	Manhole
Descriptive	Brick
Tech1	1200mm x 840mm
Tech2	3000mm Depth
Unit size	-
Unit of measurement	Each
ERC	£3,211
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Excavate pit, earthwork support, compact bottom, concrete base, one brick wall of engineering bricks in cement mortar, clay channels, concrete benching, reinforced concrete slab, step irons, cast iron cover and frame, partial backfill and disposal of surplus excavated material.
Referencing details	Length x Width x Depth. Material of Construction
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Drainage
CG Code	33Z08K
Specific	Manhole
Descriptive	Brick
Tech1	1200mm x 840mm
Tech2	4000mm Depth
Unit size	-
Unit of measurement	Each
ERC	£4,136
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Excavate pit, earthwork support, compact bottom, concrete base, one brick wall of engineering bricks in cement mortar, clay channels, concrete benching, reinforced concrete slab, step irons, cast iron cover and frame, partial backfill and disposal of surplus excavated material.
Referencing details	Length x Width x Depth. Material of Construction
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Drainage
CG Code	33Z08P
Specific	Manhole
Descriptive	Brick
Tech1	900mm x 900mm
Tech2	4000mm Depth
Unit size	-
Unit of measurement	Each
ERC	£3,326
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Excavate pit, earthwork support, compact bottom, concrete base, one brick wall of engineering bricks in cement mortar, clay channels, concrete benching, reinforced concrete slab, step irons, cast iron cover and frame, partial backfill and disposal of surplus excavated material.
Referencing details	Length x Width x Depth. Material of Construction
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Drainage
CG Code	33Z08U
Specific	Manhole
Descriptive	Brick
Tech1	1200mm x 1800mm
Tech2	3000mm Depth
Unit size	-
Unit of measurement	Each
ERC	£3,753
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Excavate pit, earthwork support, compact bottom, concrete base, one brick wall of engineering bricks in cement mortar, clay channels, concrete benching, reinforced concrete slab, step irons, cast iron cover and frame, partial backfill and disposal of surplus excavated material.
Referencing details	Length x Width x Depth. Material of Construction
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Drainage
CG Code	33Z08Z
Specific	Manhole
Descriptive	Brick
Tech1	1200mm x 1800mm
Tech2	4000mm Depth
Unit size	-
Unit of measurement	Each
ERC	£4,768
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Excavate pit, earthwork support, compact bottom, concrete base, one brick wall of engineering bricks in cement mortar, clay channels, concrete benching, reinforced concrete slab, step irons, cast iron cover and frame, partial backfill and disposal of surplus excavated material.
Referencing details	Length x Width x Depth. Material of Construction
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Drainage
CG Code	33Z09B
Specific	Manhole
Descriptive	Pre Cast Concrete
Tech1	1500mm Diameter Ring
Tech2	1000mm Depth
Unit size	-
Unit of measurement	Each
ERC	£1,032
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Excavate pit, earthwork support, compact bottom, concrete base chamber, manhole rings as required including jointing, step irons built in, reducing cover, cast iron cover and frame, partial backfill and disposal of surplus excavated material.
Referencing details	Diameter x Depth. Material of Construction
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Drainage
CG Code	33Z09D
Specific	Manhole
Descriptive	Pre Cast Concrete
Tech1	1800mm Diameter Ring
Tech2	1000mm Depth
Unit size	-
Unit of measurement	Each
ERC	£1,297
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Excavate pit, earthwork support, compact bottom, concrete base chamber, manhole rings as required including jointing, step irons built in, reducing cover, cast iron cover and frame, partial backfill and disposal of surplus excavated material.
Referencing details	Diameter x Depth. Material of Construction
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Drainage
CG Code	33Z09F
Specific	Manhole
Descriptive	Pre Cast Concrete
Tech1	1350mm Diameter Ring
Tech2	1500mm Depth
Unit size	-
Unit of measurement	Each
ERC	£1,175
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Excavate pit, earthwork support, compact bottom, concrete base chamber, manhole rings as required including jointing, step irons built in, reducing cover, cast iron cover and frame, partial backfill and disposal of surplus excavated material.
Referencing details	Diameter x Depth. Material of Construction
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Drainage
CG Code	33Z09H
Specific	Manhole
Descriptive	Pre Cast Concrete
Tech1	1800mm Diameter Ring
Tech2	1500mm Depth
Unit size	-
Unit of measurement	Each
ERC	£1,675
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Excavate pit, earthwork support, compact bottom, concrete base chamber, manhole rings as required including jointing, step irons built in, reducing cover, cast iron cover and frame, partial backfill and disposal of surplus excavated material.
Referencing details	Diameter x Depth. Material of Construction
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Drainage
CG Code	33Z09K
Specific	Manhole
Descriptive	Pre Cast Concrete
Tech1	1350mm Diameter Ring
Tech2	2000mm Depth
Unit size	-
Unit of measurement	Each
ERC	£1,414
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Excavate pit, earthwork support, compact bottom, concrete base chamber, manhole rings as required including jointing, step irons built in, reducing cover, cast iron cover and frame, partial backfill and disposal of surplus excavated material.
Referencing details	Diameter x Depth. Material of Construction
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Drainage
CG Code	33Z09N
Specific	Manhole
Descriptive	Pre Cast Concrete
Tech1	1800mm Diameter Ring
Tech2	2000mm Depth
Unit size	-
Unit of measurement	Each
ERC	£2,052
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Excavate pit, earthwork support, compact bottom, concrete base chamber, manhole rings as required including jointing, step irons built in, reducing cover, cast iron cover and frame, partial backfill and disposal of surplus excavated material.
Referencing details	Diameter x Depth. Material of Construction
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Drainage
CG Code	33Z09P
Specific	Manhole
Descriptive	Pre Cast Concrete
Tech1	1350mm Diameter Ring
Tech2	3000mm Depth
Unit size	-
Unit of measurement	Each
ERC	£1,920
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Excavate pit, earthwork support, compact bottom, concrete base chamber, manhole rings as required including jointing, step irons built in, reducing cover, cast iron cover and frame, partial backfill and disposal of surplus excavated material.
Referencing details	Diameter x Depth. Material of Construction
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Drainage
CG Code	33Z09S
Specific	Manhole
Descriptive	Pre Cast Concrete
Tech1	1800mm Diameter Ring
Tech2	3000mm Depth
Unit size	-
Unit of measurement	Each
ERC	£2,846
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Excavate pit, earthwork support, compact bottom, concrete base chamber, manhole rings as required including jointing, step irons built in, reducing cover, cast iron cover and frame, partial backfill and disposal of surplus excavated material.
Referencing details	Diameter x Depth. Material of Construction
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Drainage
CG Code	33Z09U
Specific	Manhole
Descriptive	Pre Cast Concrete
Tech1	1350mm Diameter Ring
Tech2	4000mm Depth
Unit size	-
Unit of measurement	Each
ERC	£2,407
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Excavate pit, earthwork support, compact bottom, concrete base chamber, manhole rings as required including jointing, step irons built in, reducing cover, cast iron cover and frame, partial backfill and disposal of surplus excavated material.
Referencing details	Diameter x Depth. Material of Construction
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Drainage
CG Code	33Z09Y
Specific	Manhole
Descriptive	Pre Cast Concrete
Tech1	1800mm Diameter Ring
Tech2	4000mm Depth
Unit size	-
Unit of measurement	Each
ERC	£3,613
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Excavate pit, earthwork support, compact bottom, concrete base chamber, manhole rings as required including jointing, step irons built in, reducing cover, cast iron cover and frame, partial backfill and disposal of surplus excavated material.
Referencing details	Diameter x Depth. Material of Construction
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Drainage
CG Code	33ZO9G
Specific	Manhole
Descriptive	Pre Cast Concrete
Tech1	1500mm Diameter Ring
Tech2	1500mm Depth
Unit size	-
Unit of measurement	Each
ERC	£1,305
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Excavate pit, earthwork support, compact bottom, concrete base chamber, manhole rings as required including jointing, step irons built in, reducing cover, cast iron cover and frame, partial backfill and disposal of surplus excavated material.
Referencing details	Diameter x Depth. Material of Construction
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Drainage
CG Code	33Z10A
Specific	Manhole
Descriptive	Poly Vinyl Chloride (PVCu) Inspection chamber
Tech1	250mm Diameter Ring
Tech2	600mm Depth
Unit size	-
Unit of measurement	Each
ERC	£258
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Excavate pit, earthwork support, compact bottom, Shallow Inspection Chamber, 250mm Diameter, 4no. 110mm Branch outlets, Single seal cast iron cover & frame, partial backfill and disposal of surplus excavated material.
Referencing details	Diameter x Depth. Material of Construction
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Drainage
CG Code	33Z10B
Specific	Manhole
Descriptive	Poly Vinyl Chloride (PVCu) Inspection chamber
Tech1	450mm Diameter Ring
Tech2	500mm Depth
Unit size	-
Unit of measurement	Each
ERC	£421
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Excavate pit, earthwork support, compact bottom, Universal Inspection Chamber, 450mm Diameter, 4no. 110mm Branch outlets, Single seal cast iron cover & frame, partial backfill and disposal of surplus excavated material.
Referencing details	Diameter x Depth. Material of Construction
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

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Generic Category	Drainage
CG Code	33Z09A
Specific	Manhole
Descriptive	Pre Cast Concrete
Tech1	1350mm Diameter Ring
Tech2	1000mm Depth
Unit size	-
Unit of measurement	Each
ERC	£936
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Excavate pit, earthwork support, compact bottom, concrete base chamber, manhole rings as required including jointing, step irons built in, reducing cover, cast iron cover and frame, partial backfill and disposal of surplus excavated material.
Referencing details	Diameter x Depth. Material of Construction
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Drainage
CG Code	33Z10C
Specific	Manhole
Descriptive	Poly Vinyl Chloride (PVCu) Inspection chamber
Tech1	450mm Diameter Ring
Tech2	960mm Depth
Unit size	-
Unit of measurement	Each
ERC	£566
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Excavate pit, earthwork support, compact bottom, Universal Inspection Chamber, 450mm Diameter, 4no. 110mm Branch outlets, Single seal cast iron cover & frame, partial backfill and disposal of surplus excavated material.
Referencing details	Diameter x Depth. Material of Construction
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

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Generic Category	Drainage
CG Code	33Z06A
Specific	Unplasticised Poly Vinyl Chloride (UPVC) Pipe
Descriptive	Below Ground Pipework
Tech1	110mm Diameter
Tech2	1m Depth
Unit size	-
Unit of measurement	m
ERC	£33
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine excavation of trench, grading bottoms, earthwork support, laying and jointing of pipes and accessories, beds and surrounds, backfilling and compaction and disposal of surplus excavated material, average 50m from excavation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Drainage
CG Code	33Z06F
Specific	Unplasticised Poly Vinyl Chloride (UPVC) Pipe
Descriptive	Below Ground Pipework
Tech1	110mm Diameter
Tech2	2m Depth
Unit size	-
Unit of measurement	m
ERC	£57
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine excavation of trench, grading bottoms, earthwork support, laying and jointing of pipes and accessories, beds and surrounds, backfilling and compaction and disposal of surplus excavated material, average 50m from excavation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Drainage
CG Code	33Z06K
Specific	Unplasticised Poly Vinyl Chloride (UPVC) Pipe
Descriptive	Below Ground Pipework
Tech1	110mm Diameter
Tech2	3.5m Depth
Unit size	-
Unit of measurement	m
ERC	£101
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine excavation of trench, grading bottoms, earthwork support, laying and jointing of pipes and accessories, beds and surrounds, backfilling and compaction and disposal of surplus excavated material, average 50m from excavation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Photo3

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Generic Category	Drainage
CG Code	33Z06P
Specific	Unplasticised Poly Vinyl Chloride (UPVC) Pipe
Descriptive	Below Ground Pipework
Tech1	160mm Diameter
Tech2	1m Depth
Unit size	-
Unit of measurement	m
ERC	£47
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine excavation of trench, grading bottoms, earthwork support, laying and jointing of pipes and accessories, beds and surrounds, backfilling and compaction and disposal of surplus excavated material, average 50m from excavation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Photo3

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Generic Category	Drainage
CG Code	33Z06U
Specific	Unplasticised Poly Vinyl Chloride (UPVC) Pipe
Descriptive	Below Ground Pipework
Tech1	160mm Diameter
Tech2	2m Depth
Unit size	-
Unit of measurement	m
ERC	£71
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine excavation of trench, grading bottoms, earthwork support, laying and jointing of pipes and accessories, beds and surrounds, backfilling and compaction and disposal of surplus excavated material, average 50m from excavation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Drainage
CG Code	33Z06Z
Specific	Unplasticised Poly Vinyl Chloride (UPVC) Pipe
Descriptive	Below Ground Pipework
Tech1	160mm Diameter
Tech2	3.5m Depth
Unit size	-
Unit of measurement	m
ERC	£115
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine excavation of trench, grading bottoms, earthwork support, laying and jointing of pipes and accessories, beds and surrounds, backfilling and compaction and disposal of surplus excavated material, average 50m from excavation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Dry ski slopes
CG Code	61Q00A
Specific	-
Descriptive	-
Tech1	-
Tech2	-
Unit size	Surface area
Unit of measurement	m2
ERC	£642
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Dry ski slope laid on sloping ground. Construction: Preparation of sloping surface including excavation, hardcore and underlay. Drainage system, Geo-textile membrane, misting system. Ski matting including anchors.
Referencing details	-
Cost information notes	Cost excludes external works, any supporting structures, floodlighting, ski lift, sprinkler system and any adjoining landscaping, pavings or buildings.
rateable element	The plant and machinery listed in the description is included in the cost.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical dry ski slopes
Photo notes	-

Photo1

Photo2

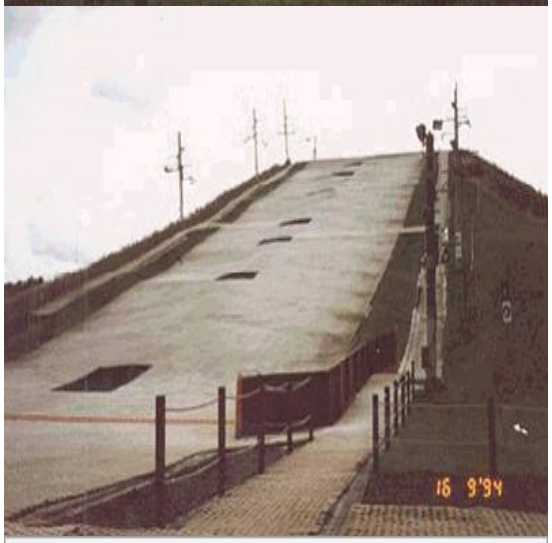

Photo3

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Generic Category	Education
CG Code	42AC06
Specific	Colleges of Further Education
Descriptive	Living Accomodation
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,358
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Student Living Accomodation
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

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Generic Category	Education
CG Code	42AC01
Specific	Colleges of Further Education
Descriptive	Main Buildings
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,423
Superseded codes	98H004
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Main Buildings found on Further Education Campuses
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Education
CG Code	42AC02
Specific	Colleges of Further Education
Descriptive	Sports Halls
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,348
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Main Sports Buildings found on Further Education Campuses
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

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Generic Category	Education
CG Code	42AC04
Specific	Colleges of Further Education
Descriptive	Temporary Buildings
Tech1	Without WC
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£767
Superseded codes	64500L
Location factor	Considered Not Applicable at time of Publication
Description	-
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

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Generic Category	Education
CG Code	42AC05
Specific	Colleges of Further Education
Descriptive	Temporary Buildings
Tech1	With WC
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£878
Superseded codes	64500P, 98H104, 98H006
Location factor	Considered Not Applicable at time of Publication
Description	-
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Education
CG Code	42AC07
Specific	Colleges of further education
Descriptive	Workshops for training
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,333
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Generally detached single-storey building comprising training workshops for construction or mechanical trades alongside ancillary accommodation including toilet facilities, staff offices, stores and plant rooms. Minimal basic classroom provision may also be present. Commonly of framed construction with a range of cladding to elevations surmounted by a composite metal panel clad pitched roof. Roller shutter doors frequently present. Internal finishes and fixtures vary depending on accommodation usage with painted blockwork walls, exposed concrete floors and exposed underside of roof common to workshop areas. Services comprise central heating (radiant panels typical to workshop areas), ventilation and dust extraction, lighting and power, sanitary and plumbing installations and limited communication and security installations including fire detection and alarm systems. In addition, various sustainable features, such as photovoltaic panels, may be present.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description -

Photo notes -

Photo1

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Generic Category	Electrics
CG Code	206G01
Specific	Batteries
Descriptive	12 volt
Tech1	Found individually or in sets of up to 6
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£220
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	-
Referencing details	The batteries must be static for power purposes only. Record the following details, 1. Use of batteries, 2. Voltage of batteries, 3. Capacity of batteries in Amp Hours (Ah), 4. Number of batteries connected together, 5. Age.
Cost information notes	12 volt batteries are usually found in sets of up to six. 2 voly batteries are usually found in sets of one hundred plus. Cables connecting the individual batteries or cells together are included in the cost, but cables to other plant and machinery are not and should be costed separately.
rateable element	Class 1 Table 1 (d) List of accessories 2 (vii) (viii)
non rateable element	If battery is an integral part of a machine that is regularly removed from the hereditament.
Adjusted Plant and Machinery	Engines, foundations, cables
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description Photo 1. Two batteries linked for diesel engine starting. Photo 2. Batteries linked as part of UPS. Photo 3. 12 x 12 volt batteries

Photo notes -

Photo1

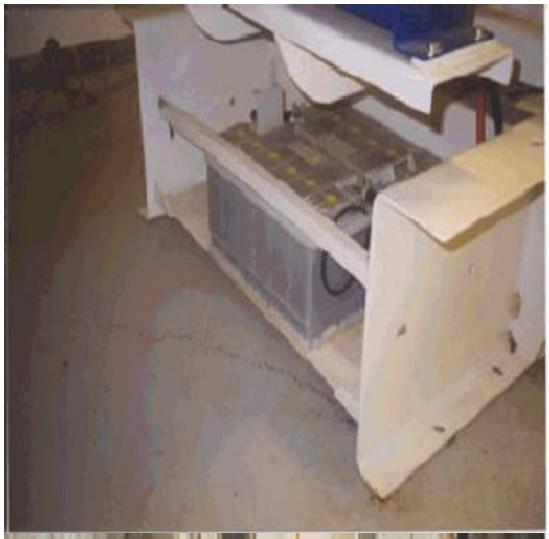


Photo2

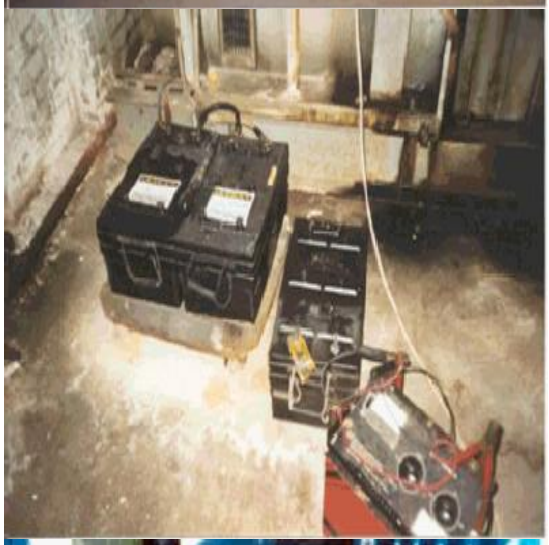
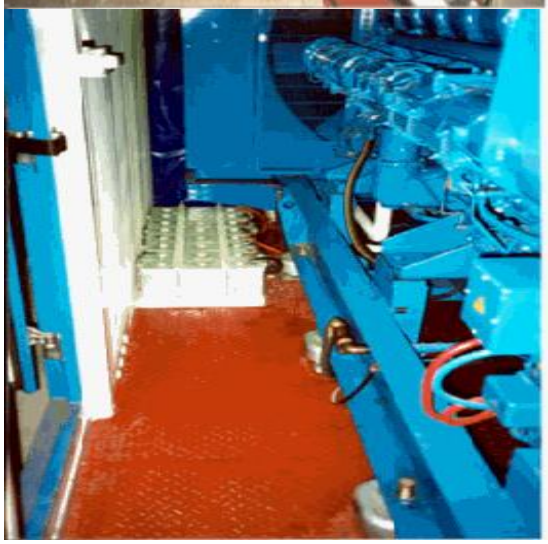


Photo3



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Generic Category	Electrics
CG Code	206G02
Specific	Batteries
Descriptive	2 volt
Tech1	Found in sets of 100 plus
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£510
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Generally batteries that are rateable have two types of use. Either for supplying power to start standby generators or to provide power over a longer period to keep important electrical systems opeerational e.g. teelephone switchboards or computer systems. they are also used for storing power in 'off-grid' renewble energy systems where the power is typically generated by solar panels or wind. Batteries used for starting standby generators are similar to the batteries used in commercial vehicles and look like a standard car battery but are physiclly larger. They have a 12 volt rating. Batteries used for other power purposes are generally 2 voly cells connected together to provide the required voltage and storage capacity. Frequently these are in racks or sets of 100 plus cells. The costings are based on a typical battery with a capacity of 925 amp hour for the 2 volt battery and 140 amp hour for the 12 volt battery.
Referencing details	The batteries must be static for power purposes only. Record the following details, 1. Use of batteries, 2. Voltage of batteries, 3. Capacity of batteries in Amp Hours (Ah), 4. Number of batteries connected together, 5. Age.
Cost information notes	12 volt batteries are usually found in sets of up to six. 2 volt batteries are usually found in sets of one hundred plus. Cables connecting the individual batteries or cells together are included in the cost, but cables to other plant and machinery are not and should be costed separately.
rateable element	Class 1 Table 1 (d) List of accessories 2 (vii) (viii)
non rateable element	If battery is an integral part of a machine that is regularly removed from the hereditament.
Adjusted Plant and Machinery	Engines, foundations, cables
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1. Two batteries linked for diesel engine starting. Photo 2. Batteries linked as part of UPS. Photo 3. 12 x 12 volt batteries
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	204A30
Specific	Cable duct
Descriptive	1m deep x 1m wide
Tech1	Durbar or chequer plate top
Tech2	-
Unit size	-
Unit of measurement	m
ERC	£399
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	1m deep x 1m wide - 6mm Durbar or chequer plate top. Construction 300mm thick Reinforced concrete walls and base, rebate for duct cover.
Referencing details	Cost is per linear metre
Cost information notes	Cost of cables is excluded
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Electrics
CG Code	204A01
Specific	Cables - Armoured
Descriptive	3 Core (based on 1000m)
Tech1	16mm²
Tech2	3.3kV
Unit size	per m length
Unit of measurement	m
ERC	£21
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	High Voltage Cables are rateable under Class 1 Table 1 (f) Cables ..... and Class 2 List of Accessories 2 (vii). The cables are made from a copper core, which is surrounded in e.g. paper / resin which acts as an insulator. Around this insulation is woven a lead " cloth " which acts as protection / support. Finally there is a plastic cover (usually black) which adds water protection. It is usually the larger cables (both in physical size and capacity carried) that are noted as rateable. Rateable cables are usually from the boundary fence / generator to the transformer or distribution board. Cables run inside building in cable trays whereas most external cables run underground in a sand trench. The actual cable is often in a clayware duct. Typical sizes 3800/6600V, 6350/11000V, 8700/15000V, 12700/22000V, 19000/33000V. Types of construction - Single core cable: copper wire screened, un-armoured, PCV over-sheath, circular stranded conductor, conductor screen, XLPE insulation, extruded semi-conducting layer, semi-conductor tape, copper wire screen, PVC over-sheath Single core cable: copper tape screened, aluminium wire armoured, PCV over-sheath, circular stranded conductor, conductor screen, XLPE insulation, extruded semi-conducting layer, copper tape screen, PVC sheath, aluminium wire armou,r PVC over-sheath. Three core cable: copper tape screened, single wire armoured, PCV over-sheath, circular stranded conductor, conductor screen, XLPE insulation, extruded semi-conducting layer, copper tape screen, Non-hygroscopic filler, synthetic tape PVC sheath, galvanized steel wire armour, PVC over-sheath.
Referencing details	Where runs are not available adopt 250 m run per circuit.
Cost information notes	Cost are based on 1000m run of cabling Cable costs are for :-Cables in support trays or attached to walls (normal) Cables in a trench underground. (across site or building to building) Cables in a concrete duct with metal top (inside power house / switch room)
rateable element	Class 1 Table 1 (f) Cables and Conductors Class 1 and 2 - List of Accessories (2) (vii) cables, wires
non rateable element	-
Adjusted Plant and Machinery	Switches, Transformers, Bus Bar (distribution board.)

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical pictures of armoured cables
Photo notes	-
Photo1	

Photo2

Photo3

Back

Generic Category	Electrics
CG Code	204A02
Specific	Cables - Armoured
Descriptive	3 Core (based on 1000m)
Tech1	30mm²
Tech2	3.3kV
Unit size	per m length
Unit of measurement	m
ERC	£33
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	High Voltage Cables are rateable under Class 1 Table 1 (f) Cables ..... and Class 2 List of Accessories 2 (vii). The cables are made from a copper core, which is surrounded in e.g. paper / resin which acts as an insulator. Around this insulation is woven a lead " cloth " which acts as protection / support. Finally there is a plastic cover (usually black) which adds water protection. It is usually the larger cables (both in physical size and capacity carried) that are noted as rateable. Rateable cables are usually from the boundary fence / generator to the transformer or distribution board. Cables run inside building in cable trays whereas most external cables run underground in a sand trench. The actual cable is often in a clayware duct. Typical sizes 3800/6600V, 6350/11000V, 8700/15000V, 12700/22000V, 19000/33000V. Types of construction - Single core cable: copper wire screened, un-armoured, PCV over-sheath, circular stranded conductor, conductor screen, XLPE insulation, extruded semi-conducting layer, semi-conductor tape, copper wire screen, PVC over-sheath Single core cable: copper tape screened, aluminium wire armoured, PCV over-sheath, circular stranded conductor, conductor screen, XLPE insulation, extruded semi-conducting layer, copper tape screen, PVC sheath, aluminium wire armou,r PVC over-sheath. Three core cable: copper tape screened, single wire armoured, PCV over-sheath, circular stranded conductor, conductor screen, XLPE insulation, extruded semi-conducting layer, copper tape screen, Non-hygroscopic filler, synthetic tape PVC sheath, galvanized steel wire armour, PVC over-sheath.
Referencing details	Where runs are not available adopt 250 m run per circuit.
Cost information notes	Cost are based on 1000m run of cabling Cable costs are for :-Cables in support trays or attached to walls (normal) Cables in a trench underground. (across site or building to building) Cables in a concrete duct with metal top (inside power house / switch room)
rateable element	Class 1 Table 1 (f) Cables and Conductors Class 1 and 2 - List of Accessories (2) (vii) cables, wires
non rateable element	-
Adjusted Plant and Machinery	Switches, Transformers, Bus Bar (distribution board.)

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical pictures of Armoured Cables
Photo notes	-
Photo1	

Photo2

Photo3

Back

Generic Category	Electrics
CG Code	204A03
Specific	Cables - Armoured
Descriptive	3 Core (based on 1000m)
Tech1	50mm²
Tech2	11kV
Unit size	per m length
Unit of measurement	m
ERC	£37
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	High Voltage Cables are rateable under Class 1 Table 1 (f) Cables ..... and Class 2 List of Accessories 2 (vii). The cables are made from a copper core, which is surrounded in e.g. paper / resin which acts as an insulator. Around this insulation is woven a lead " cloth " which acts as protection / support. Finally there is a plastic cover (usually black) which adds water protection. It is usually the larger cables (both in physical size and capacity carried) that are noted as rateable. Rateable cables are usually from the boundary fence / generator to the transformer or distribution board. Cables run inside building in cable trays whereas most external cables run underground in a sand trench. The actual cable is often in a clayware duct. Typical sizes 3800/6600V, 6350/11000V, 8700/15000V, 12700/22000V, 19000/33000V. Types of construction - Single core cable: copper wire screened, un-armoured, PCV over-sheath, circular stranded conductor, conductor screen, XLPE insulation, extruded semi-conducting layer, semi-conductor tape, copper wire screen, PVC over-sheath Single core cable: copper tape screened, aluminium wire armoured, PCV over-sheath, circular stranded conductor, conductor screen, XLPE insulation, extruded semi-conducting layer, copper tape screen, PVC sheath, aluminium wire armou,r PVC over-sheath. Three core cable: copper tape screened, single wire armoured, PCV over-sheath, circular stranded conductor, conductor screen, XLPE insulation, extruded semi-conducting layer, copper tape screen, Non-hygroscopic filler, synthetic tape PVC sheath, galvanized steel wire armour, PVC over-sheath.
Referencing details	Where runs are not available adopt 250 m run per circuit.
Cost information notes	Cost are based on 1000m run of cabling Cable costs are for :-Cables in support trays or attached to walls (normal) Cables in a trench underground. (across site or building to building) Cables in a concrete duct with metal top (inside power house / switch room)
rateable element	Class 1 Table 1 (f) Cables and Conductors Class 1 and 2 - List of Accessories (2) (vii) cables, wires
non rateable element	-
Adjusted Plant and Machinery	Switches, Transformers, Bus Bar (distribution board.)

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical pictures of armoured cables
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Electrics
CG Code	204A04
Specific	Cables - Armoured
Descriptive	3 Core (based on 1000m)
Tech1	50mm²
Tech2	11kV
Unit size	per m length
Unit of measurement	m
ERC	£66
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	High Voltage Cables are rateable under Class 1 Table 1 (f) Cables ..... and Class 2 List of Accessories 2 (vii). The cables are made from a copper core, which is surrounded in e.g. paper / resin which acts as an insulator. Around this insulation is woven a lead " cloth " which acts as protection / support. Finally there is a plastic cover (usually black) which adds water protection. It is usually the larger cables (both in physical size and capacity carried) that are noted as rateable. Rateable cables are usually from the boundary fence / generator to the transformer or distribution board. Cables run inside building in cable trays whereas most external cables run underground in a sand trench. The actual cable is often in a clayware duct. Typical sizes 3800/6600V, 6350/11000V, 8700/15000V, 12700/22000V, 19000/33000V. Types of construction - Single core cable: copper wire screened, un-armoured, PCV over-sheath, circular stranded conductor, conductor screen, XLPE insulation, extruded semi-conducting layer, semi-conductor tape, copper wire screen, PVC over-sheath Single core cable: copper tape screened, aluminium wire armoured, PCV over-sheath, circular stranded conductor, conductor screen, XLPE insulation, extruded semi-conducting layer, copper tape screen, PVC sheath, aluminium wire armou,r PVC over-sheath. Three core cable: copper tape screened, single wire armoured, PCV over-sheath, circular stranded conductor, conductor screen, XLPE insulation, extruded semi-conducting layer, copper tape screen, Non-hygroscopic filler, synthetic tape PVC sheath, galvanized steel wire armour, PVC over-sheath.
Referencing details	Where runs are not available adopt 250 m run per circuit.
Cost information notes	Cost are based on 1000m run of cabling Cable costs are for :-Cables in support trays or attached to walls (normal) Cables in a trench underground. (across site or building to building) Cables in a concrete duct with metal top (inside power house / switch room)
rateable element	Class 1 Table 1 (f) Cables and Conductors Class 1 and 2 - List of Accessories (2) (vii) cables, wires
non rateable element	-
Adjusted Plant and Machinery	Switches, Transformers, Bus Bar (distribution board.)

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical pictures of armoured cables
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Electrics
CG Code	204A05
Specific	Cables - Armoured
Descriptive	3 Core (based on 1000m)
Tech1	120mm²
Tech2	11kV
Unit size	per m length
Unit of measurement	m
ERC	£66
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	High Voltage Cables are rateable under Class 1 Table 1 (f) Cables ..... and Class 2 List of Accessories 2 (vii). The cables are made from a copper core, which is surrounded in e.g. paper / resin which acts as an insulator. Around this insulation is woven a lead " cloth " which acts as protection / support. Finally there is a plastic cover (usually black) which adds water protection. It is usually the larger cables (both in physical size and capacity carried) that are noted as rateable. Rateable cables are usually from the boundary fence / generator to the transformer or distribution board. Cables run inside building in cable trays whereas most external cables run underground in a sand trench. The actual cable is often in a clayware duct. Typical sizes 3800/6600V, 6350/11000V, 8700/15000V, 12700/22000V, 19000/33000V. Types of construction - Single core cable: copper wire screened, un-armoured, PCV over-sheath, circular stranded conductor, conductor screen, XLPE insulation, extruded semi-conducting layer, semi-conductor tape, copper wire screen, PVC over-sheath Single core cable: copper tape screened, aluminium wire armoured, PCV over-sheath, circular stranded conductor, conductor screen, XLPE insulation, extruded semi-conducting layer, copper tape screen, PVC sheath, aluminium wire armou,r PVC over-sheath. Three core cable: copper tape screened, single wire armoured, PCV over-sheath, circular stranded conductor, conductor screen, XLPE insulation, extruded semi-conducting layer, copper tape screen, Non-hygroscopic filler, synthetic tape PVC sheath, galvanized steel wire armour, PVC over-sheath.
Referencing details	Where runs are not available adopt 250 m run per circuit.
Cost information notes	Cost are based on 1000m run of cabling Cable costs are for :-Cables in support trays or attached to walls (normal) Cables in a trench underground. (across site or building to building) Cables in a concrete duct with metal top (inside power house / switch room)
rateable element	Class 1 Table 1 (f) Cables and Conductors Class 1 and 2 - List of Accessories (2) (vii) cables, wires
non rateable element	-
Adjusted Plant and Machinery	Switches, Transformers, Bus Bar (distribution board.)

Number of items adjusted	It is assumed that the item forms part of an "average size industrial, commercial or office complex". Where it would be normal to find more than one item in such a hereditament the ERC stated has been adjusted to reflect any number / quantity, discount. These figures are NOT one off figures.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical pictures of armoured cables
Photo notes	-
Photo1	

Photo2

Photo3

Back

Generic Category	Electrics
CG Code	204A06
Specific	Cables - Armoured
Descriptive	3 Core (based on 1000m)
Tech1	180mm²
Tech2	33kV
Unit size	per m length
Unit of measurement	m
ERC	£94
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	High Voltage Cables are rateable under Class 1 Table 1 (f) Cables ..... and Class 2 List of Accessories 2 (vii). The cables are made from a copper core, which is surrounded in e.g. paper / resin which acts as an insulator. Around this insulation is woven a lead " cloth " which acts as protection / support. Finally there is a plastic cover (usually black) which adds water protection. It is usually the larger cables (both in physical size and capacity carried) that are noted as rateable. Rateable cables are usually from the boundary fence / generator to the transformer or distribution board. Cables run inside building in cable trays whereas most external cables run underground in a sand trench. The actual cable is often in a clayware duct. Typical sizes 3800/6600V, 6350/11000V, 8700/15000V, 12700/22000V, 19000/33000V. Types of construction - Single core cable: copper wire screened, un-armoured, PCV over-sheath, circular stranded conductor, conductor screen, XLPE insulation, extruded semi-conducting layer, semi-conductor tape, copper wire screen, PVC over-sheath Single core cable: copper tape screened, aluminium wire armoured, PCV over-sheath, circular stranded conductor, conductor screen, XLPE insulation, extruded semi-conducting layer, copper tape screen, PVC sheath, aluminium wire armou,r PVC over-sheath. Three core cable: copper tape screened, single wire armoured, PCV over-sheath, circular stranded conductor, conductor screen, XLPE insulation, extruded semi-conducting layer, copper tape screen, Non-hygroscopic filler, synthetic tape PVC sheath, galvanized steel wire armour, PVC over-sheath.
Referencing details	Where runs are not available adopt 250 m run per circuit.
Cost information notes	Cost are based on 1000m run of cabling Cable costs are for :-Cables in support trays or attached to walls (normal) Cables in a trench underground. (across site or building to building) Cables in a concrete duct with metal top (inside power house / switch room)
rateable element	Class 1 Table 1 (f) Cables and Conductors Class 1 and 2 - List of Accessories (2) (vii) cables, wires
non rateable element	-
Adjusted Plant and Machinery	Switches, Transformers, Bus Bar (distribution board.)

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical pictures of armoured cables
Photo notes	-
Photo1	

Photo2

Photo3

Back

Generic Category	Electrics
CG Code	204A07
Specific	Cables - Armoured
Descriptive	3 Core in concrete trench with cleats (based on 800m)
Tech1	16mm²
Tech2	3.3kV
Unit size	per m length
Unit of measurement	m
ERC	£12
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	High Voltage Cables are rateable under Class 1 Table 1 (f) Cables ..... and Class 2 List of Accessories 2 (vii). The cables are made from a copper core, which is surrounded in e.g. paper / resin which acts as an insulator. Around this insulation is woven a lead " cloth " which acts as protection / support. Finally there is a plastic cover (usually black) which adds water protection. It is usually the larger cables (both in physical size and capacity carried) that are noted as rateable. Rateable cables are usually from the boundary fence / generator to the transformer or distribution board. Cables run inside building in cable trays whereas most external cables run underground in a sand trench. The actual cable is often in a clayware duct. Typical sizes 3800/6600V, 6350/11000V, 8700/15000V, 12700/22000V, 19000/33000V. Types of construction - Single core cable: copper wire screened, un-armoured, PCV over-sheath, circular stranded conductor, conductor screen, XLPE insulation, extruded semi-conducting layer, semi-conductor tape, copper wire screen, PVC over-sheath Single core cable: copper tape screened, aluminium wire armoured, PCV over-sheath, circular stranded conductor, conductor screen, XLPE insulation, extruded semi-conducting layer, copper tape screen, PVC sheath, aluminium wire armou,r PVC over-sheath. Three core cable: copper tape screened, single wire armoured, PCV over-sheath, circular stranded conductor, conductor screen, XLPE insulation, extruded semi-conducting layer, copper tape screen, Non-hygroscopic filler, synthetic tape PVC sheath, galvanized steel wire armour, PVC over-sheath.
Referencing details	Where runs are not available adopt 250 m run per circuit.
Cost information notes	Cost are based on 1000m run of cabling Cable costs are for :-Cables in support trays or attached to walls (normal) Cables in a trench underground. (across site or building to building) Cables in a concrete duct with metal top (inside power house / switch room)
rateable element	Class 1 Table 1 (f) Cables and Conductors Class 1 and 2 - List of Accessories (2) (vii) cables, wires
non rateable element	-
Adjusted Plant and Machinery	Switches, Transformers, Bus Bar (distribution board.)

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical pictures of armoured cables
Photo notes	-
Photo1	

Photo2

Photo3

Back

Generic Category	Electrics
CG Code	204A08
Specific	Cables - Armoured
Descriptive	4 Core in concrete trench with cleats (based on 800m)
Tech1	30mm²
Tech2	3.3kV
Unit size	per m length
Unit of measurement	m
ERC	£19
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	High Voltage Cables are rateable under Class 1 Table 1 (f) Cables ..... and Class 2 List of Accessories 2 (vii). The cables are made from a copper core, which is surrounded in e.g. paper / resin which acts as an insulator. Around this insulation is woven a lead " cloth " which acts as protection / support. Finally there is a plastic cover (usually black) which adds water protection. It is usually the larger cables (both in physical size and capacity carried) that are noted as rateable. Rateable cables are usually from the boundary fence / generator to the transformer or distribution board. Cables run inside building in cable trays whereas most external cables run underground in a sand trench. The actual cable is often in a clayware duct. Typical sizes 3800/6600V, 6350/11000V, 8700/15000V, 12700/22000V, 19000/33000V. Types of construction - Single core cable: copper wire screened, un-armoured, PCV over-sheath, circular stranded conductor, conductor screen, XLPE insulation, extruded semi-conducting layer, semi-conductor tape, copper wire screen, PVC over-sheath Single core cable: copper tape screened, aluminium wire armoured, PCV over-sheath, circular stranded conductor, conductor screen, XLPE insulation, extruded semi-conducting layer, copper tape screen, PVC sheath, aluminium wire armou,r PVC over-sheath. Three core cable: copper tape screened, single wire armoured, PCV over-sheath, circular stranded conductor, conductor screen, XLPE insulation, extruded semi-conducting layer, copper tape screen, Non-hygroscopic filler, synthetic tape PVC sheath, galvanized steel wire armour, PVC over-sheath.
Referencing details	Where runs are not available adopt 250 m run per circuit.
Cost information notes	Cost are based on 1000m run of cabling Cable costs are for :-Cables in support trays or attached to walls (normal) Cables in a trench underground. (across site or building to building) Cables in a concrete duct with metal top (inside power house / switch room)
rateable element	Class 1 Table 1 (f) Cables and Conductors Class 1 and 2 - List of Accessories (2) (vii) cables, wires
non rateable element	-
Adjusted Plant and Machinery	Switches, Transformers, Bus Bar (distribution board.)

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical pictures of armoured cables
Photo notes	-
Photo1	

Photo2

Photo3

Back

Generic Category	Electrics
CG Code	204A09
Specific	Cables - Armoured
Descriptive	5 Core in concrete trench with cleats (based on 800m)
Tech1	50mm²
Tech2	11kV
Unit size	per m length
Unit of measurement	m
ERC	£25
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	High Voltage Cables are rateable under Class 1 Table 1 (f) Cables ..... and Class 2 List of Accessories 2 (vii). The cables are made from a copper core, which is surrounded in e.g. paper / resin which acts as an insulator. Around this insulation is woven a lead " cloth " which acts as protection / support. Finally there is a plastic cover (usually black) which adds water protection. It is usually the larger cables (both in physical size and capacity carried) that are noted as rateable. Rateable cables are usually from the boundary fence / generator to the transformer or distribution board. Cables run inside building in cable trays whereas most external cables run underground in a sand trench. The actual cable is often in a clayware duct. Typical sizes 3800/6600V, 6350/11000V, 8700/15000V, 12700/22000V, 19000/33000V. Types of construction - Single core cable: copper wire screened, un-armoured, PCV over-sheath, circular stranded conductor, conductor screen, XLPE insulation, extruded semi-conducting layer, semi-conductor tape, copper wire screen, PVC over-sheath Single core cable: copper tape screened, aluminium wire armoured, PCV over-sheath, circular stranded conductor, conductor screen, XLPE insulation, extruded semi-conducting layer, copper tape screen, PVC sheath, aluminium wire armou,r PVC over-sheath. Three core cable: copper tape screened, single wire armoured, PCV over-sheath, circular stranded conductor, conductor screen, XLPE insulation, extruded semi-conducting layer, copper tape screen, Non-hygroscopic filler, synthetic tape PVC sheath, galvanized steel wire armour, PVC over-sheath.
Referencing details	Where runs are not available adopt 250 m run per circuit.
Cost information notes	Cost are based on 1000m run of cabling Cable costs are for :-Cables in support trays or attached to walls (normal) Cables in a trench underground. (across site or building to building) Cables in a concrete duct with metal top (inside power house / switch room)
rateable element	Class 1 Table 1 (f) Cables and Conductors Class 1 and 2 - List of Accessories (2) (vii) cables, wires
non rateable element	-
Adjusted Plant and Machinery	Switches, Transformers, Bus Bar (distribution board.)

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical pictures of armoured cables
Photo notes	-
Photo1	

Photo2

Photo3

Back

Generic Category	Electrics
CG Code	204A10
Specific	Cables - Armoured
Descriptive	6 Core in concrete trench with cleats (based on 800m)
Tech1	120mm²
Tech2	11kV
Unit size	per m length
Unit of measurement	m
ERC	£58
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	High Voltage Cables are rateable under Class 1 Table 1 (f) Cables ..... and Class 2 List of Accessories 2 (vii). The cables are made from a copper core, which is surrounded in e.g. paper / resin which acts as an insulator. Around this insulation is woven a lead " cloth " which acts as protection / support. Finally there is a plastic cover (usually black) which adds water protection. It is usually the larger cables (both in physical size and capacity carried) that are noted as rateable. Rateable cables are usually from the boundary fence / generator to the transformer or distribution board. Cables run inside building in cable trays whereas most external cables run underground in a sand trench. The actual cable is often in a clayware duct. Typical sizes 3800/6600V, 6350/11000V, 8700/15000V, 12700/22000V, 19000/33000V. Types of construction - Single core cable: copper wire screened, un-armoured, PCV over-sheath, circular stranded conductor, conductor screen, XLPE insulation, extruded semi-conducting layer, semi-conductor tape, copper wire screen, PVC over-sheath Single core cable: copper tape screened, aluminium wire armoured, PCV over-sheath, circular stranded conductor, conductor screen, XLPE insulation, extruded semi-conducting layer, copper tape screen, PVC sheath, aluminium wire armou,r PVC over-sheath. Three core cable: copper tape screened, single wire armoured, PCV over-sheath, circular stranded conductor, conductor screen, XLPE insulation, extruded semi-conducting layer, copper tape screen, Non-hygroscopic filler, synthetic tape PVC sheath, galvanized steel wire armour, PVC over-sheath.
Referencing details	Where runs are not available adopt 250 m run per circuit.
Cost information notes	Cost are based on 1000m run of cabling Cable costs are for :-Cables in support trays or attached to walls (normal) Cables in a trench underground. (across site or building to building) Cables in a concrete duct with metal top (inside power house / switch room)
rateable element	Class 1 Table 1 (f) Cables and Conductors Class 1 and 2 - List of Accessories (2) (vii) cables, wires
non rateable element	-
Adjusted Plant and Machinery	Switches, Transformers, Bus Bar (distribution board.)

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical pictures of armoured cables
Photo notes	-
Photo1	

Photo2

Photo3

Back

Generic Category	Electrics
CG Code	204A11
Specific	Cables - Armoured
Descriptive	7 Core in concrete trench with cleats (based on 800m)
Tech1	120mm²
Tech2	11kV
Unit size	per m length
Unit of measurement	m
ERC	£58
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	High Voltage Cables are rateable under Class 1 Table 1 (f) Cables ..... and Class 2 List of Accessories 2 (vii). The cables are made from a copper core, which is surrounded in e.g. paper / resin which acts as an insulator. Around this insulation is woven a lead " cloth " which acts as protection / support. Finally there is a plastic cover (usually black) which adds water protection. It is usually the larger cables (both in physical size and capacity carried) that are noted as rateable. Rateable cables are usually from the boundary fence / generator to the transformer or distribution board. Cables run inside building in cable trays whereas most external cables run underground in a sand trench. The actual cable is often in a clayware duct. Typical sizes 3800/6600V, 6350/11000V, 8700/15000V, 12700/22000V, 19000/33000V. Types of construction - Single core cable: copper wire screened, un-armoured, PCV over-sheath, circular stranded conductor, conductor screen, XLPE insulation, extruded semi-conducting layer, semi-conductor tape, copper wire screen, PVC over-sheath Single core cable: copper tape screened, aluminium wire armoured, PCV over-sheath, circular stranded conductor, conductor screen, XLPE insulation, extruded semi-conducting layer, copper tape screen, PVC sheath, aluminium wire armou,r PVC over-sheath. Three core cable: copper tape screened, single wire armoured, PCV over-sheath, circular stranded conductor, conductor screen, XLPE insulation, extruded semi-conducting layer, copper tape screen, Non-hygroscopic filler, synthetic tape PVC sheath, galvanized steel wire armour, PVC over-sheath.
Referencing details	Where runs are not available adopt 250 m run per circuit.
Cost information notes	Cost are based on 1000m run of cabling Cable costs are for :-Cables in support trays or attached to walls (normal) Cables in a trench underground. (across site or building to building) Cables in a concrete duct with metal top (inside power house / switch room)
rateable element	Class 1 Table 1 (f) Cables and Conductors Class 1 and 2 - List of Accessories (2) (vii) cables, wires
non rateable element	-
Adjusted Plant and Machinery	Switches, Transformers, Bus Bar (distribution board.)

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical pictures of armoured cables
Photo notes	-
Photo1	

Photo2

Photo3

Back

Generic Category	Electrics
CG Code	204A12
Specific	Cables - Armoured
Descriptive	8 Core in concrete trench with cleats (based on 800m)
Tech1	180mm²
Tech2	33kV
Unit size	per m length
Unit of measurement	m
ERC	£101
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	High Voltage Cables are rateable under Class 1 Table 1 (f) Cables ..... and Class 2 List of Accessories 2 (vii). The cables are made from a copper core, which is surrounded in e.g. paper / resin which acts as an insulator. Around this insulation is woven a lead " cloth " which acts as protection / support. Finally there is a plastic cover (usually black) which adds water protection. It is usually the larger cables (both in physical size and capacity carried) that are noted as rateable. Rateable cables are usually from the boundary fence / generator to the transformer or distribution board. Cables run inside building in cable trays whereas most external cables run underground in a sand trench. The actual cable is often in a clayware duct. Typical sizes 3800/6600V, 6350/11000V, 8700/15000V, 12700/22000V, 19000/33000V. Types of construction - Single core cable: copper wire screened, un-armoured, PCV over-sheath, circular stranded conductor, conductor screen, XLPE insulation, extruded semi-conducting layer, semi-conductor tape, copper wire screen, PVC over-sheath Single core cable: copper tape screened, aluminium wire armoured, PCV over-sheath, circular stranded conductor, conductor screen, XLPE insulation, extruded semi-conducting layer, copper tape screen, PVC sheath, aluminium wire armou,r PVC over-sheath. Three core cable: copper tape screened, single wire armoured, PCV over-sheath, circular stranded conductor, conductor screen, XLPE insulation, extruded semi-conducting layer, copper tape screen, Non-hygroscopic filler, synthetic tape PVC sheath, galvanized steel wire armour, PVC over-sheath.
Referencing details	Where runs are not available adopt 250 m run per circuit.
Cost information notes	Cost are based on 1000m run of cabling Cable costs are for :-Cables in support trays or attached to walls (normal) Cables in a trench underground. (across site or building to building) Cables in a concrete duct with metal top (inside power house / switch room)
rateable element	Class 1 Table 1 (f) Cables and Conductors Class 1 and 2 - List of Accessories (2) (vii) cables, wires
non rateable element	-
Adjusted Plant and Machinery	Switches, Transformers, Bus Bar (distribution board.)

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical pictures of armoured cables
Photo notes	-
Photo1	

Photo2

Photo3

Back

Generic Category	Electrics
CG Code	204A88
Specific	Cables - Armoured
Descriptive	Single Core in Concrete trench with cleats (based on 800m)
Tech1	40mm²
Tech2	33kv
Unit size	per m length
Unit of measurement	m
ERC	£31
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	High Voltage Cables are rateable under Class 1 Table 1 (f) Cables ..... and Class 2 List of Accessories 2 (vii). The cables are made from a copper core, which is surrounded in e.g. paper / resin which acts as an insulator. Around this insulation is woven a lead " cloth " which acts as protection / support. Finally there is a plastic cover (usually black) which adds water protection. It is usually the larger cables (both in physical size and capacity carried) that are noted as rateable. Rateable cables are usually from the boundary fence / generator to the transformer or distribution board. Cables run inside building in cable trays whereas most external cables run underground in a sand trench. The actual cable is often in a clayware duct. Typical sizes 3800/6600V, 6350/11000V, 8700/15000V, 12700/22000V, 19000/33000V. Types of construction - Single core cable: copper wire screened, un-armoured, PCV over-sheath, circular stranded conductor, conductor screen, XLPE insulation, extruded semi-conducting layer, semi-conductor tape, copper wire screen, PVC over-sheath Single core cable: copper tape screened, aluminium wire armoured, PCV over-sheath, circular stranded conductor, conductor screen, XLPE insulation, extruded semi-conducting layer, copper tape screen, PVC sheath, aluminium wire armou,r PVC over-sheath. Three core cable: copper tape screened, single wire armoured, PCV over-sheath, circular stranded conductor, conductor screen, XLPE insulation, extruded semi-conducting layer, copper tape screen, Non-hygroscopic filler, synthetic tape PVC sheath, galvanized steel wire armour, PVC over-sheath.
Referencing details	Where runs are not available adopt 250 m run per circuit.
Cost information notes	Cost are based on 1000m run of cabling Cable costs are for :-Cables in support trays or attached to walls (normal) Cables in a trench underground. (across site or building to building) Cables in a concrete duct with metal top (inside power house / switch room)
rateable element	Class 1 Table 1 (f) Cables and Conductors Class 1 and 2 - List of Accessories (2) (vii) cables, wires
non rateable element	-
Adjusted Plant and Machinery	Switches, Transformers, Bus Bar (distribution board.)

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical pictures of armoured cables
Photo notes	-
Photo1	

Photo2

Photo3

Back

Generic Category	Electrics
CG Code	204A22
Specific	Cables - Armoured
Descriptive	Single Core (based on 1000m)
Tech1	40mm²
Tech2	33kV
Unit size	per m length
Unit of measurement	m
ERC	£26
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	High Voltage Cables are rateable under Class 1 Table 1 (f) Cables ..... and Class 2 List of Accessories 2 (vii). The cables are made from a copper core, which is surrounded in e.g. paper / resin which acts as an insulator. Around this insulation is woven a lead " cloth " which acts as protection / support. Finally there is a plastic cover (usually black) which adds water protection. It is usually the larger cables (both in physical size and capacity carried) that are noted as rateable. Rateable cables are usually from the boundary fence / generator to the transformer or distribution board. Cables run inside building in cable trays whereas most external cables run underground in a sand trench. The actual cable is often in a clayware duct. Typical sizes 3800/6600V, 6350/11000V, 8700/15000V, 12700/22000V, 19000/33000V. Types of construction - Single core cable: copper wire screened, un-armoured, PCV over-sheath, circular stranded conductor, conductor screen, XLPE insulation, extruded semi-conducting layer, semi-conductor tape, copper wire screen, PVC over-sheath Single core cable: copper tape screened, aluminium wire armoured, PCV over-sheath, circular stranded conductor, conductor screen, XLPE insulation, extruded semi-conducting layer, copper tape screen, PVC sheath, aluminium wire armou,r PVC over-sheath. Three core cable: copper tape screened, single wire armoured, PCV over-sheath, circular stranded conductor, conductor screen, XLPE insulation, extruded semi-conducting layer, copper tape screen, Non-hygroscopic filler, synthetic tape PVC sheath, galvanized steel wire armour, PVC over-sheath.
Referencing details	Where runs are not available adopt 250 m run per circuit.
Cost information notes	Cost are based on 1000m run of cabling Cable costs are for :-Cables in support trays or attached to walls (normal) Cables in a trench underground. (across site or building to building) Cables in a concrete duct with metal top (inside power house / switch room)
rateable element	Class 1 Table 1 (f) Cables and Conductors Class 1 and 2 - List of Accessories (2) (vii) cables, wires
non rateable element	-
Adjusted Plant and Machinery	Switches, Transformers, Bus Bar (distribution board.)

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical pictures of armoured cables
Photo notes	-
Photo1	

Photo2

Photo3

Back

Generic Category	Electrics
CG Code	207D03
Specific	Diesel Engine - Alternator - Set 1100rpm
Descriptive	1152kW (M) of engine
Tech1	Free standing - 50Hz 415V alternator
Tech2	1270kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£539,216
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.

Photo description

Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).

Photo notes

Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)

Photo1

Photo2

Photo3

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Generic Category	Electrics
CG Code	207D01
Specific	Diesel Engine - Alternator - Set 1100rpm
Descriptive	324kW (M) of engine
Tech1	Free standing - 50Hz 415V alternator
Tech2	348kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£145,392
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is sets installed inside buildings and so not needing to be inside a bespoke noise attenuated enclosure) require an addition to be made for fuel storage. All costs include for exhaust extraction.

Photo description

Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).

Photo notes

Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)

Photo1

Photo2

Photo3

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Generic Category	Electrics
CG Code	207D02
Specific	Diesel Engine - Alternator - Set 1100rpm
Descriptive	432kW (M) of engine
Tech1	Free standing - 50Hz 415V alternator
Tech2	469kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£181,373
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.

Photo description

Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).

Photo notes

Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)

Photo1

Photo2

Photo3

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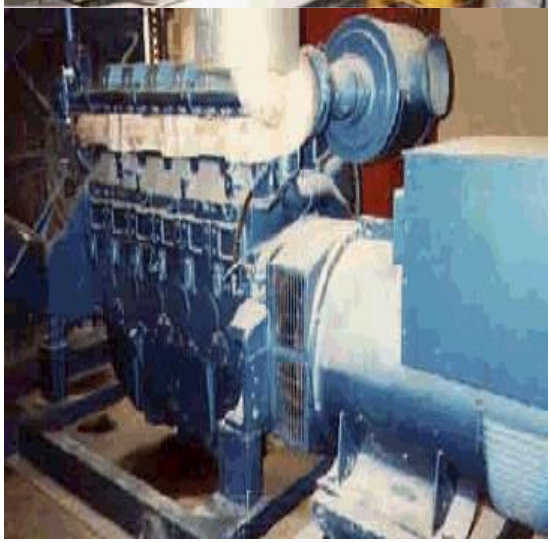
Generic Category	Electrics
CG Code	207D06
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 11kV alternator
Tech1	39kW (M) of engine
Tech2	50kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£37,254
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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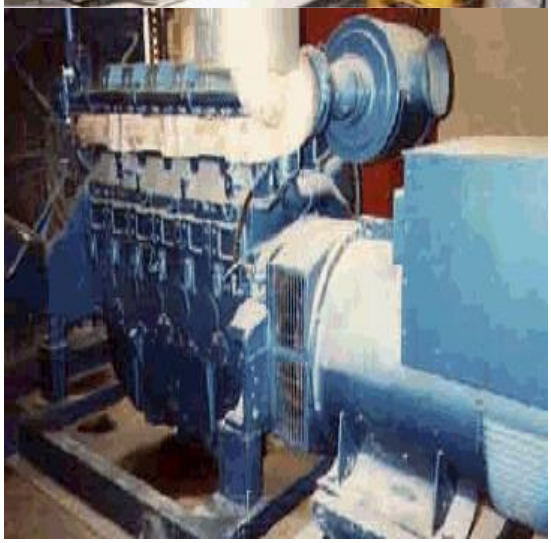
Generic Category	Electrics
CG Code	207D07
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 11kV alternator
Tech1	40kW (M) of engine
Tech2	45kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£34,315
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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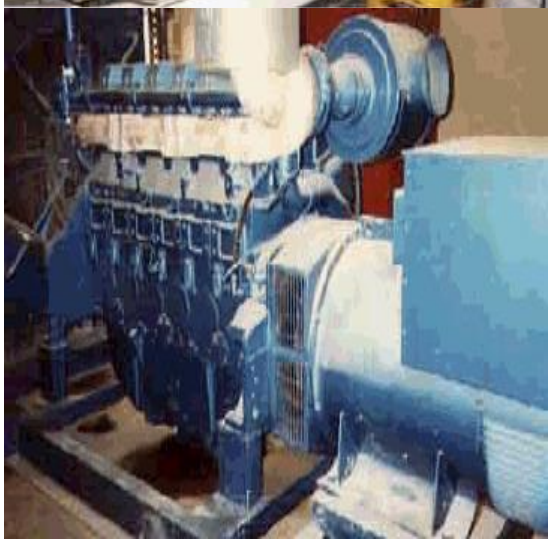
Generic Category	Electrics
CG Code	207D09
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 11kV alternator
Tech1	96kW (M) of engine
Tech2	110kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£48,824
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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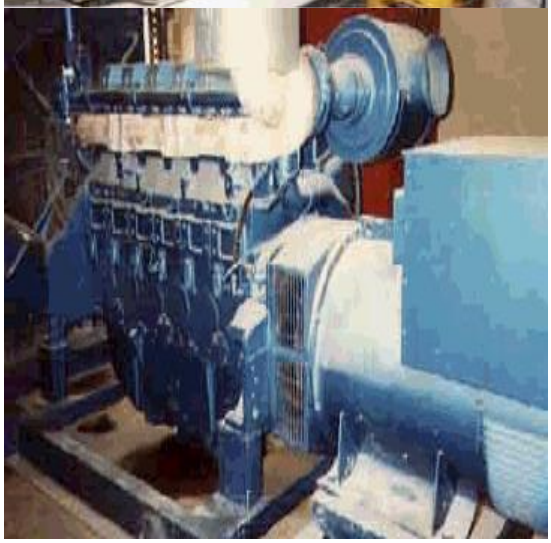
Generic Category	Electrics
CG Code	207D10
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 11kV alternator
Tech1	No engine details
Tech2	150kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£51,766
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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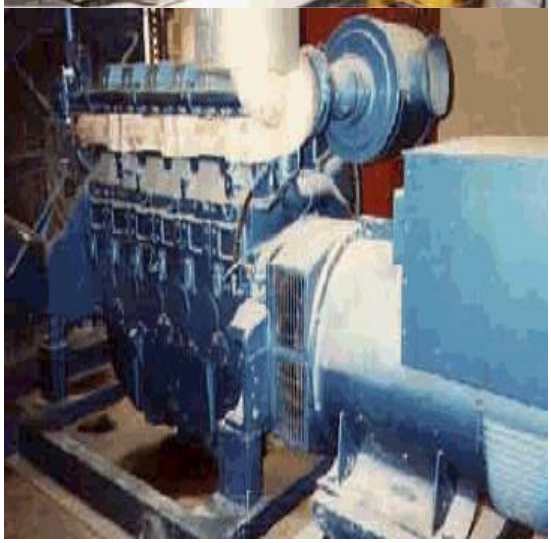
Generic Category	Electrics
CG Code	207D11
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 11kV alternator
Tech1	190kW (M) of engine
Tech2	200kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£69,609
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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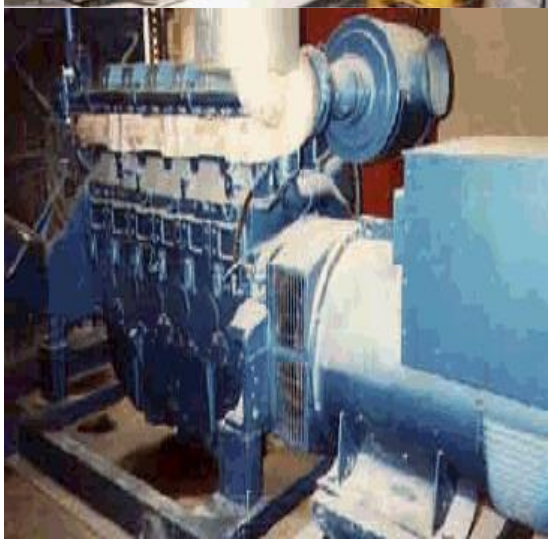
Generic Category	Electrics
CG Code	207D12
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 11kV alternator
Tech1	328kW (M) of engine
Tech2	350kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£117,059
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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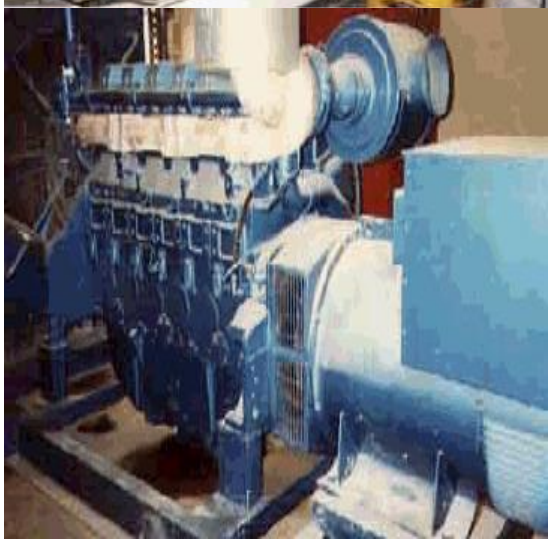
Generic Category	Electrics
CG Code	207D13
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 11kV alternator
Tech1	400kW (M) of engine
Tech2	440kva alternator
Unit size	-
Unit of measurement	Each
ERC	£128,824
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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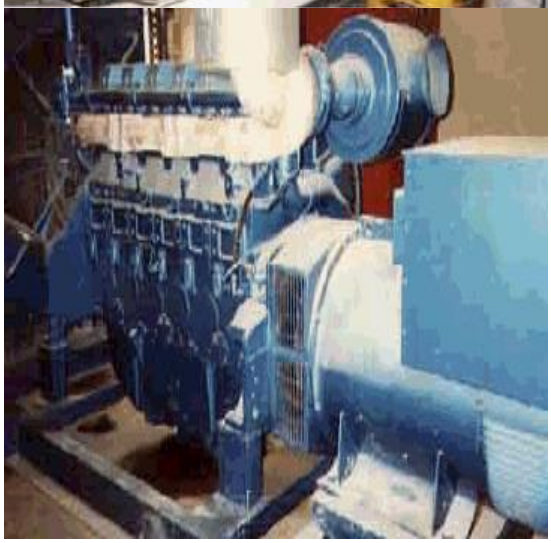
Generic Category	Electrics
CG Code	207D14
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 11kV alternator
Tech1	No engine details
Tech2	500kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£143,432
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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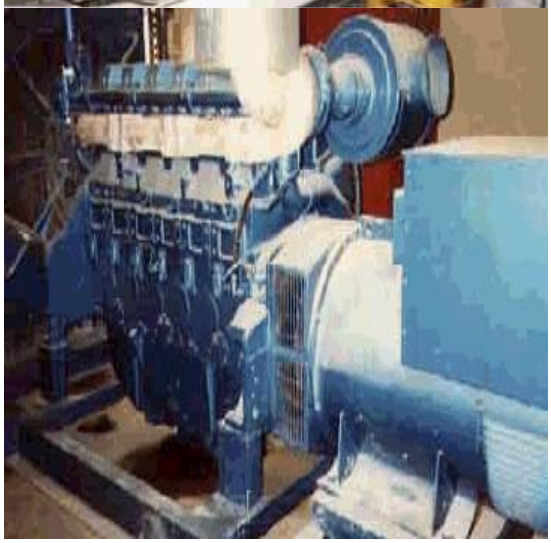
Generic Category	Electrics
CG Code	207D15
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 11kV alternator
Tech1	No engine details
Tech2	650kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£198,040
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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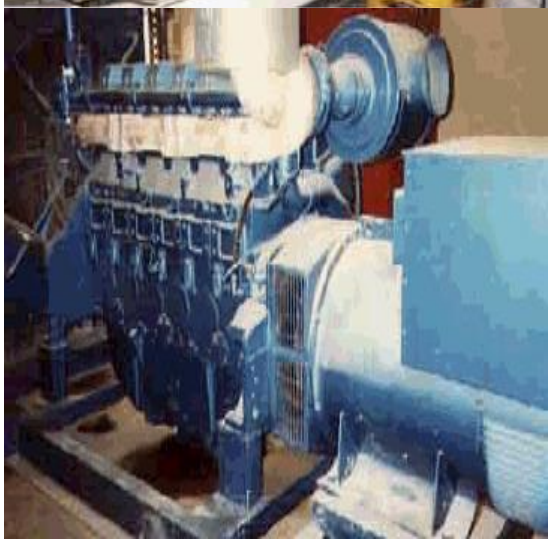
Generic Category	Electrics
CG Code	207D16
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 11kV alternator
Tech1	860kW (M) of engine
Tech2	750kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£250,980
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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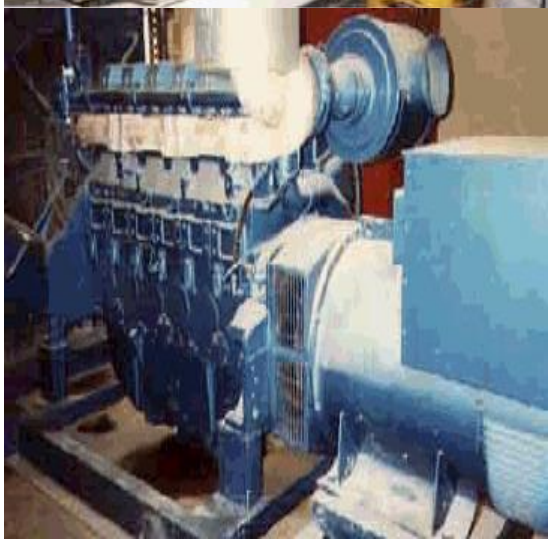
Generic Category	Electrics
CG Code	207D17
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 11kV alternator
Tech1	No engine details
Tech2	1000kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£311,766
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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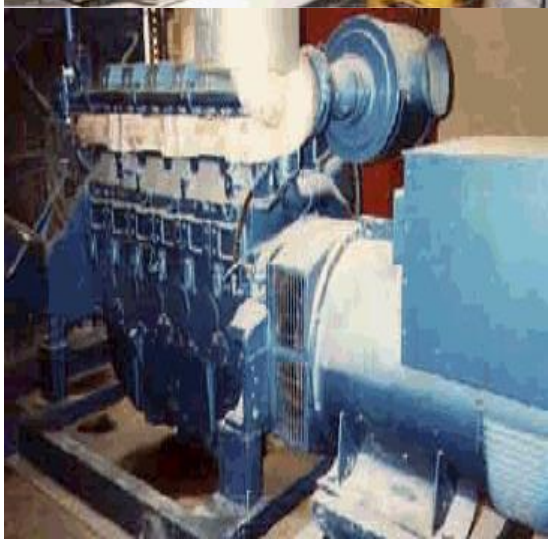
Generic Category	Electrics
CG Code	207D18
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 11kV alternator
Tech1	No engine details
Tech2	1250kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£414,313
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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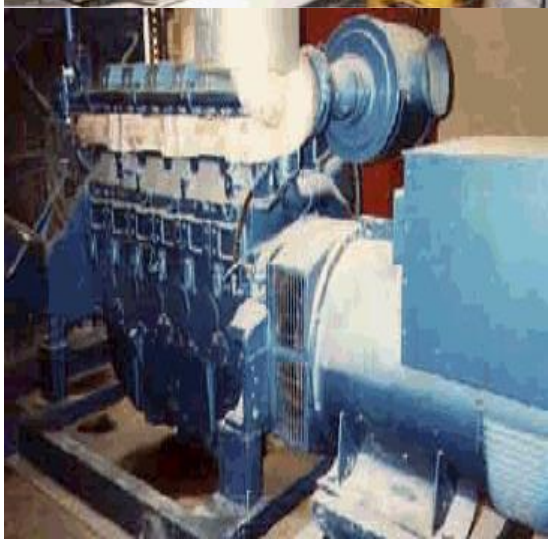
Generic Category	Electrics
CG Code	207D19
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 11kV alternator
Tech1	No engine details
Tech2	2000kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£443,814
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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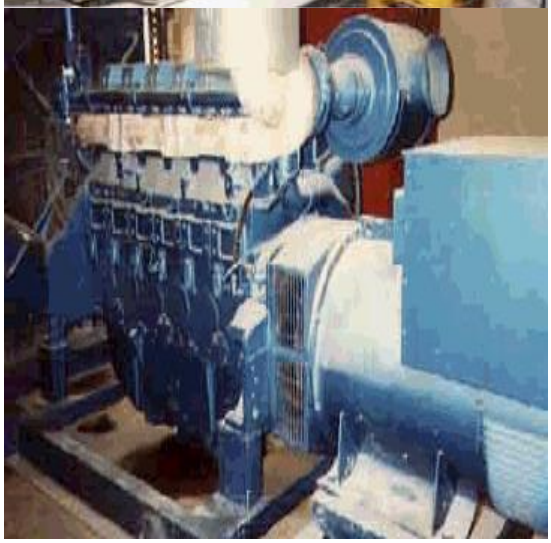
Generic Category	Electrics
CG Code	207D04
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 415V alternator
Tech1	No engine details
Tech2	11kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£24,412
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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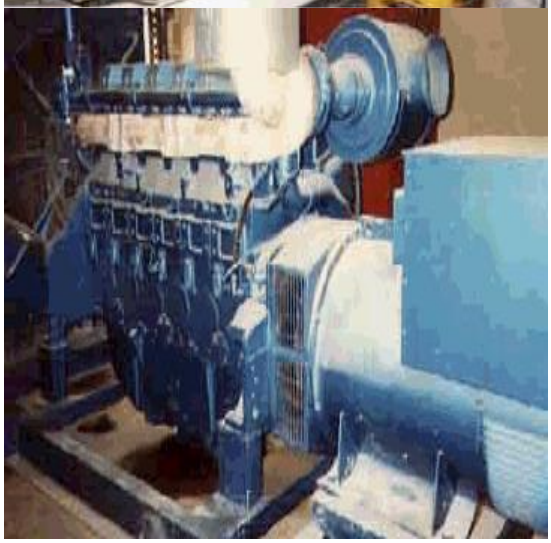
Generic Category	Electrics
CG Code	207D05
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 415V alternator
Tech1	No engine details
Tech2	25kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£28,431
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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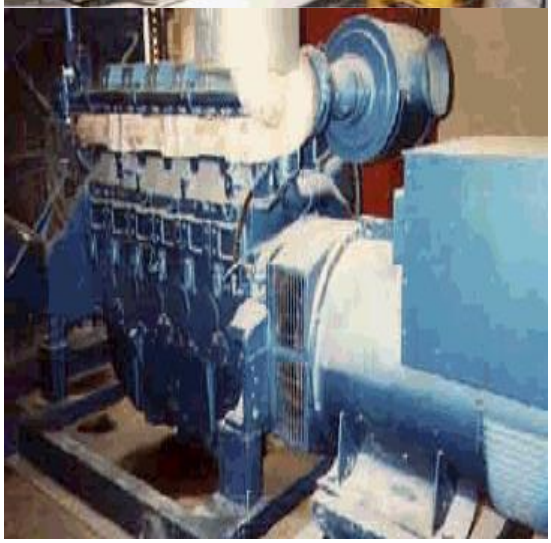
Generic Category	Electrics
CG Code	207D08
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 11kV alternator
Tech1	No engine details
Tech2	100kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£46,864
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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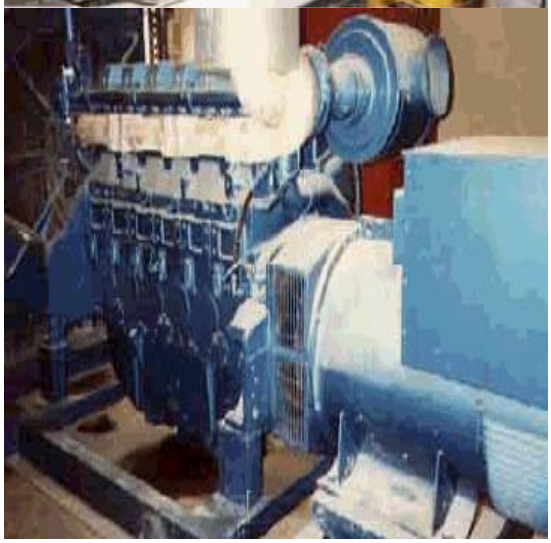
Generic Category	Electrics
CG Code	207D71
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 415V alternator
Tech1	18.5kW (M) of engine
Tech2	20kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£19,608
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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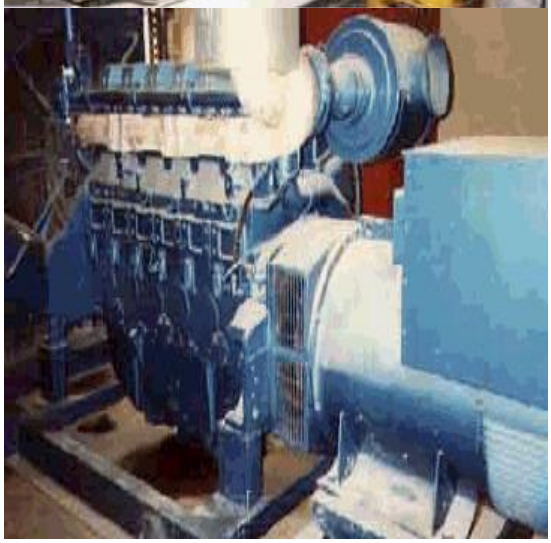
Generic Category	Electrics
CG Code	207D72
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 415V alternator
Tech1	25kW (M) of engine
Tech2	25kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£20,196
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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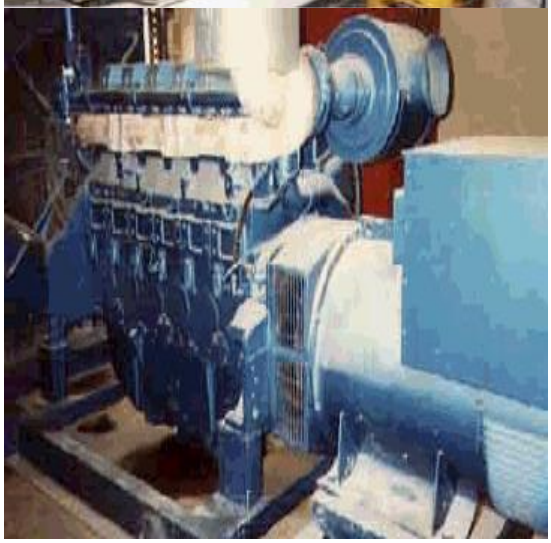
Generic Category	Electrics
CG Code	207D73
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 415V alternator
Tech1	40kW (M) of engine
Tech2	35kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£21,372
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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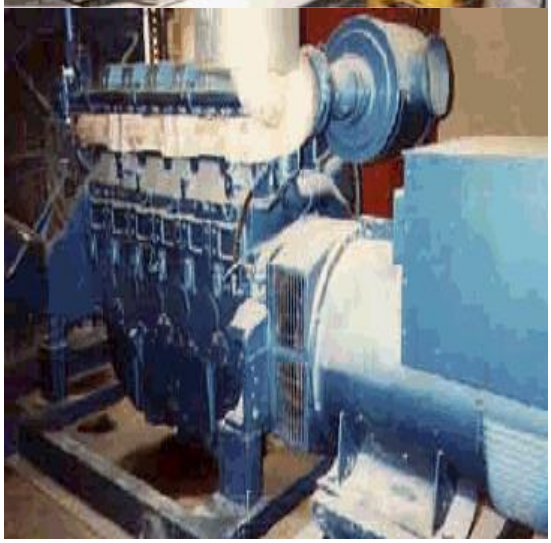
Generic Category	Electrics
CG Code	207D74
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 415V alternator
Tech1	58kW(M) of engine
Tech2	50kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£27,509
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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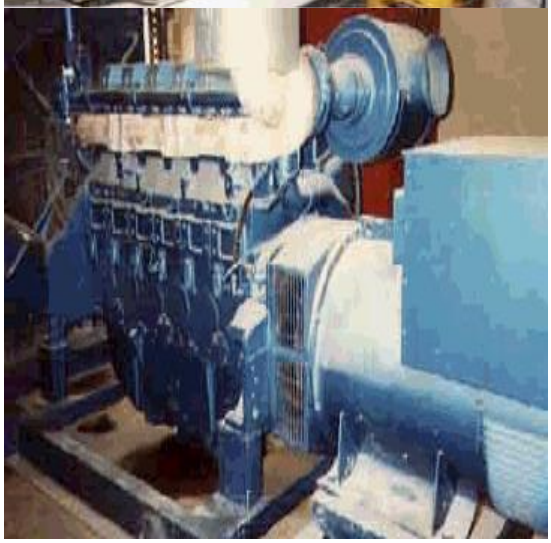
Generic Category	Electrics
CG Code	207D75
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 415V alternator
Tech1	67.5W(M) of engine
Tech2	75kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£35,192
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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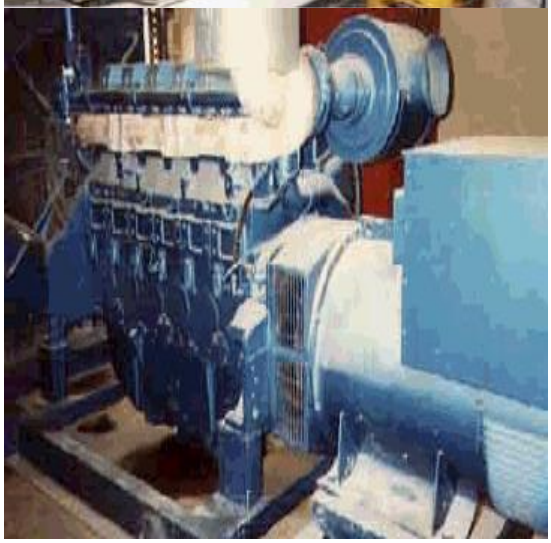
Generic Category	Electrics
CG Code	207D76
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 415V alternator
Tech1	83kW(M) of engine
Tech2	90kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£39,250
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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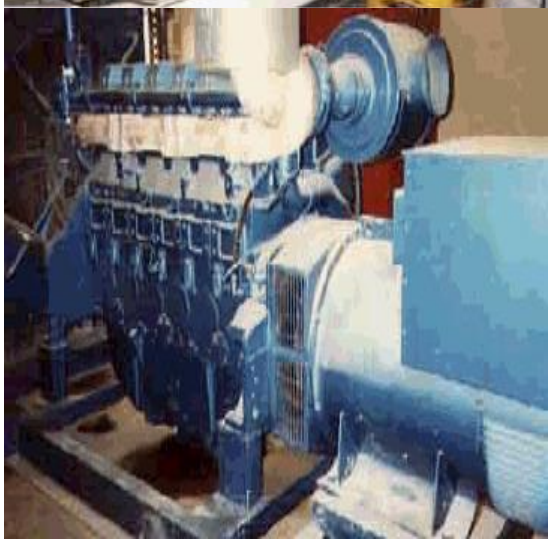
Generic Category	Electrics
CG Code	207D77
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 415V alternator
Tech1	91kW(M) of engine
Tech2	110kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£43,039
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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Generic Category	Electrics
CG Code	207D78
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 415V alternator
Tech1	151kW(M) of engine
Tech2	165kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£54,624
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is sets installed inside buildings and so not needing to be inside a bespoke noise attenuated enclosure) require an addition to be made for fuel storage. All costs include for exhaust extraction.

Photo description

Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).

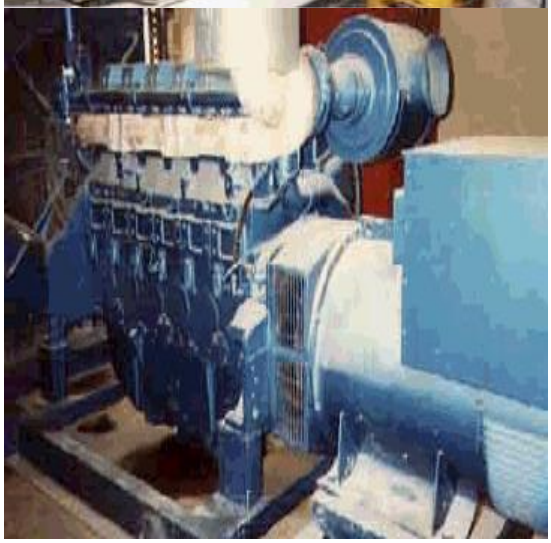
Photo notes

Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)

Photo1

Photo2

Photo3



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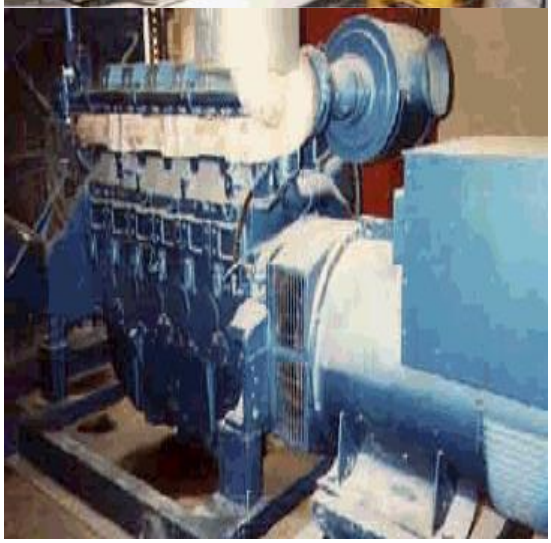
Generic Category	Electrics
CG Code	207D79
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 415V alternator
Tech1	180kW(M) of engine
Tech2	200kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£62,156
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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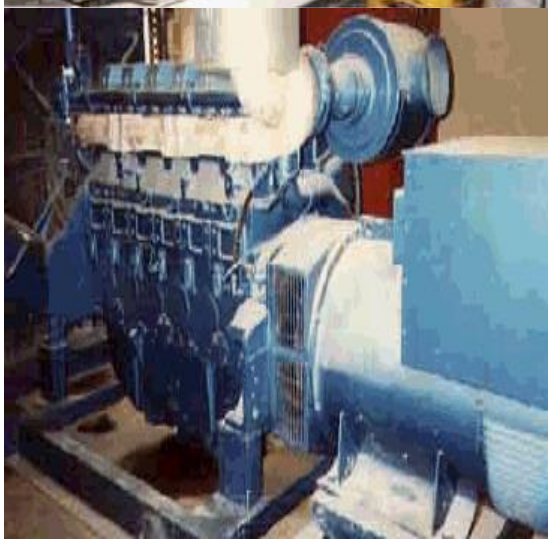
Generic Category	Electrics
CG Code	207D80
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 415V alternator
Tech1	198kW(M) of engine
Tech2	225kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£67,535
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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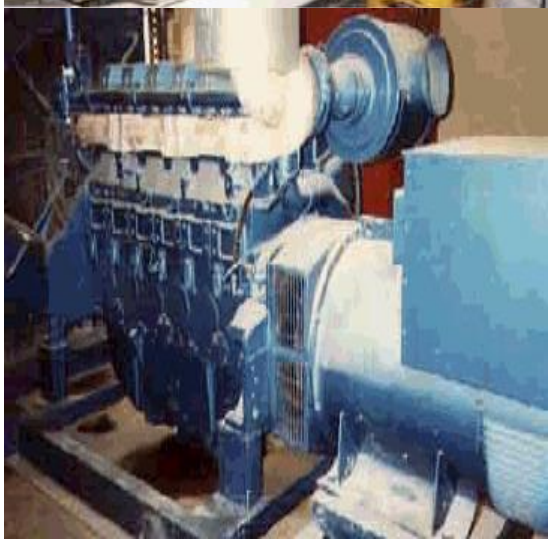
Generic Category	Electrics
CG Code	207D81
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 415V alternator
Tech1	218kW(M) of engine
Tech2	275kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£78,293
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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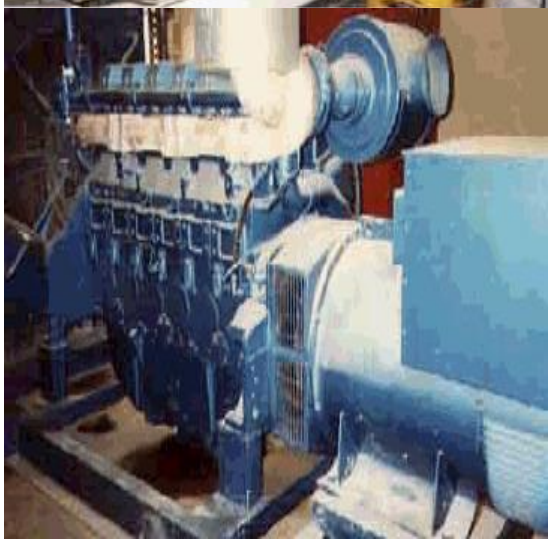
Generic Category	Electrics
CG Code	207D82
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 415V alternator
Tech1	344kW(M) of engine
Tech2	400kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£89,271
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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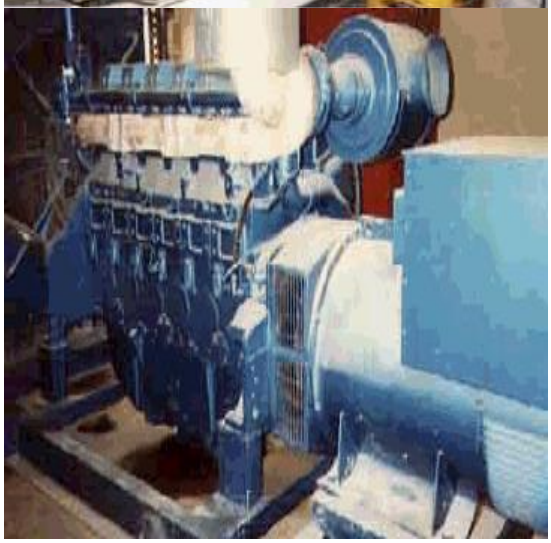
Generic Category	Electrics
CG Code	207D83
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 415V alternator
Tech1	433kW(M) of engine
Tech2	500kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£96,789
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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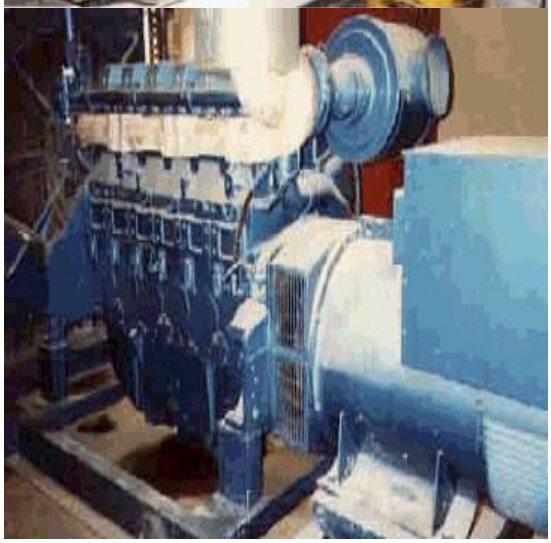
Generic Category	Electrics
CG Code	207D84
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 415V alternator
Tech1	436kW(M) of engine
Tech2	550kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£109,833
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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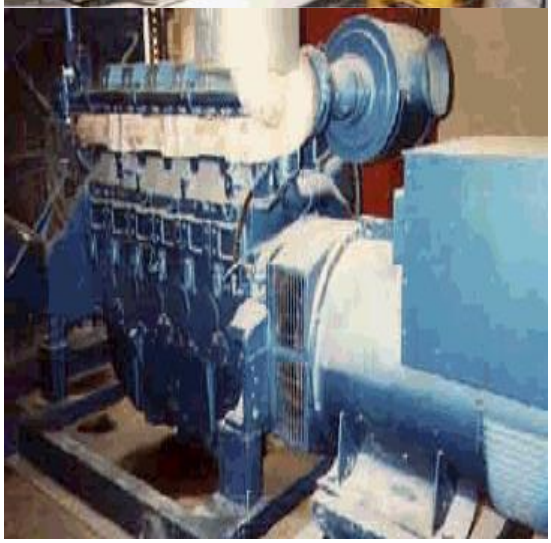
Generic Category	Electrics
CG Code	207D85
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 415V alternator
Tech1	436kW(M) of engine
Tech2	600kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£122,876
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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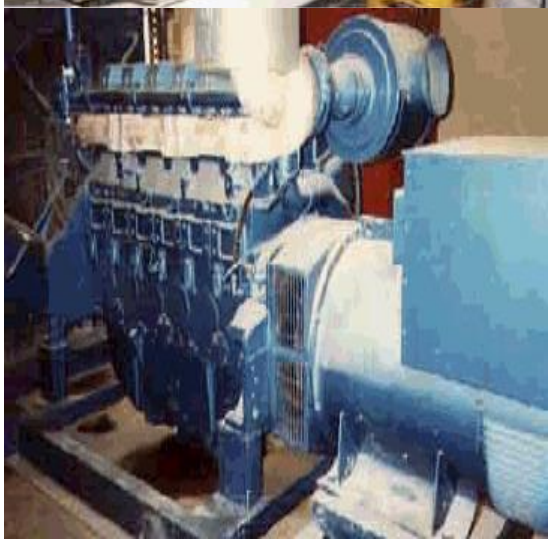
Generic Category	Electrics
CG Code	207D86
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 415V alternator
Tech1	555kW(M) of engine
Tech2	650kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£135,920
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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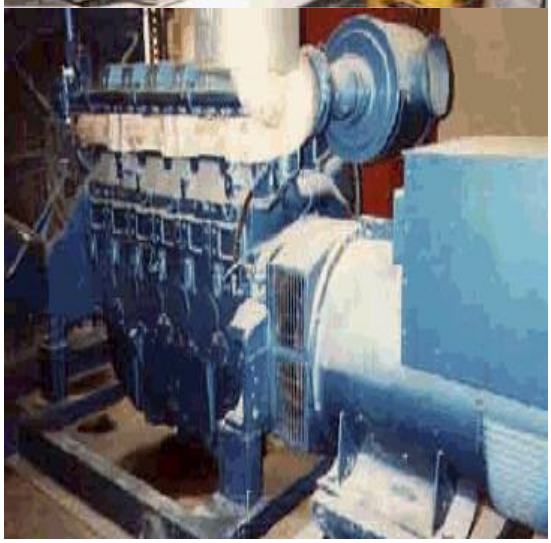
Generic Category	Electrics
CG Code	207D87
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 415V alternator
Tech1	621kW(M) of engine
Tech2	700kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£148,964
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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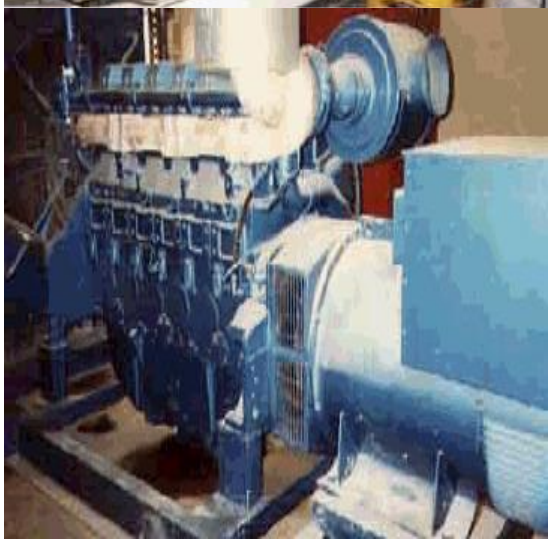
Generic Category	Electrics
CG Code	207D88
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 415V alternator
Tech1	621kW(M) of engine
Tech2	750kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£162,007
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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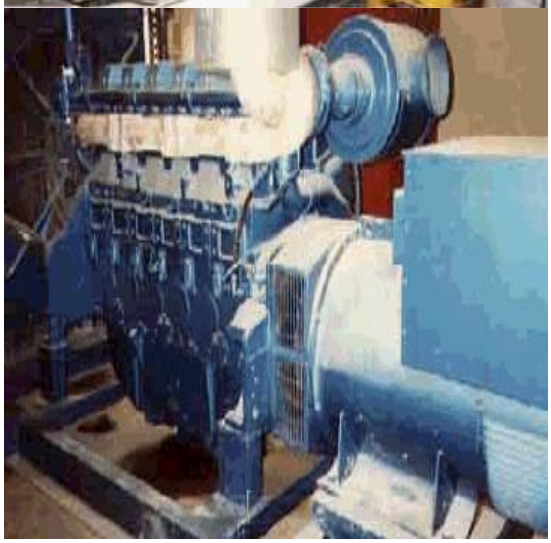
Generic Category	Electrics
CG Code	207D90
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 415V alternator
Tech1	674kW(M) of engine
Tech2	800kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£172,282
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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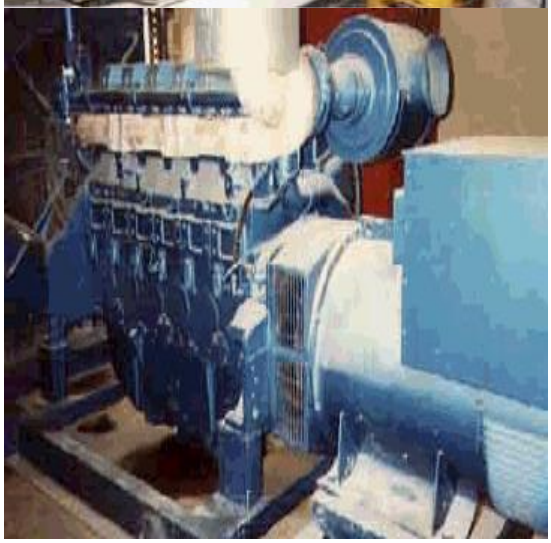
Generic Category	Electrics
CG Code	207D91
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 415V alternator
Tech1	715kW(M) of engine
Tech2	850kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£182,558
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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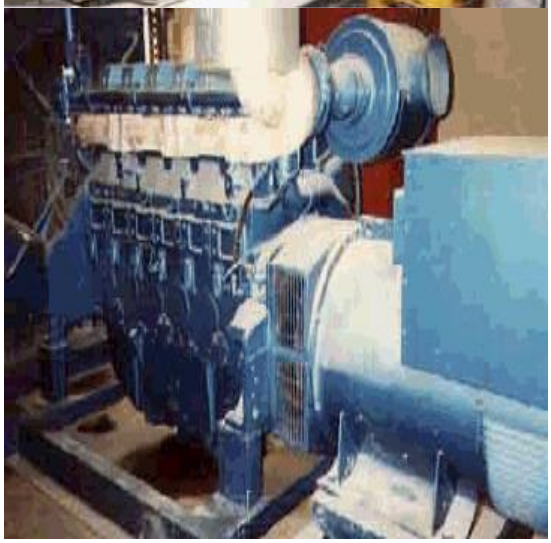
Generic Category	Electrics
CG Code	207D92
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 415V alternator
Tech1	762kW(M) of engine
Tech2	900kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£192,833
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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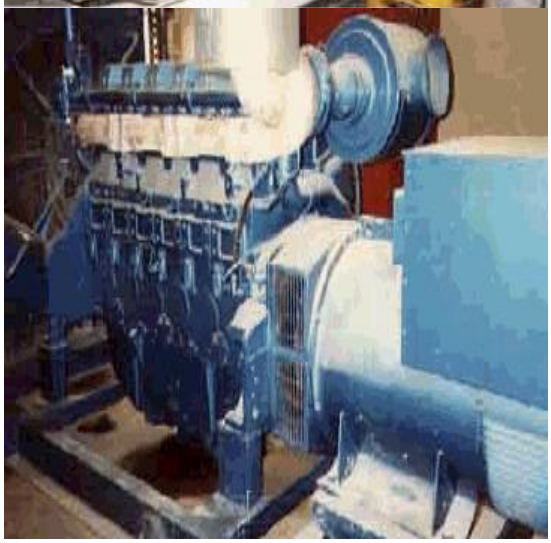
Generic Category	Electrics
CG Code	207D93
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 415V alternator
Tech1	861kW(M) of engine
Tech2	1000kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£213,383
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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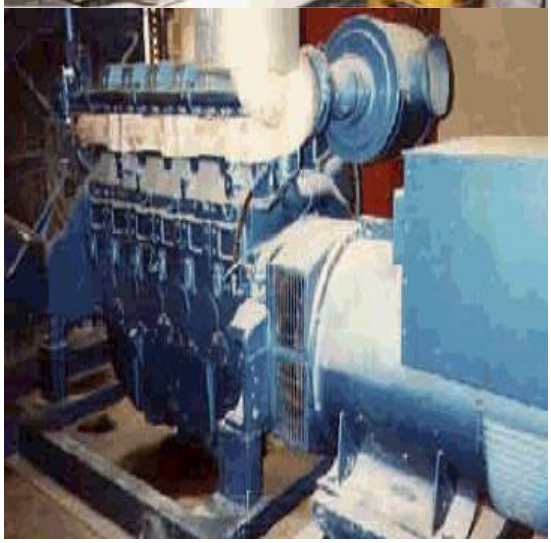
Generic Category	Electrics
CG Code	207D94
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 415V alternator
Tech1	1061kW(M) of engine
Tech2	1100kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£214,143
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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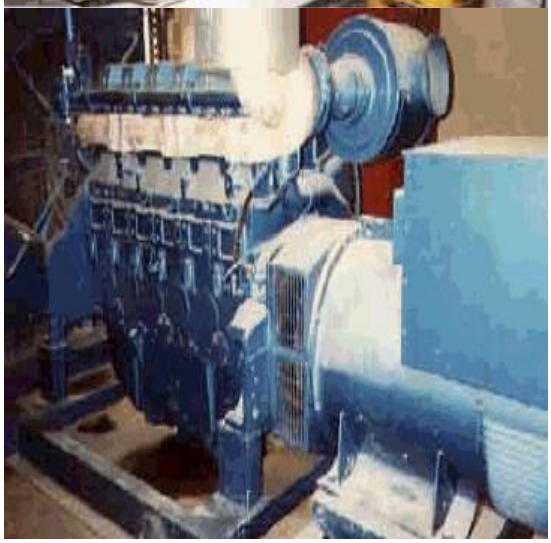
Generic Category	Electrics
CG Code	207D95
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 415V alternator
Tech1	1061kW(M) of engine
Tech2	1200kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£221,737
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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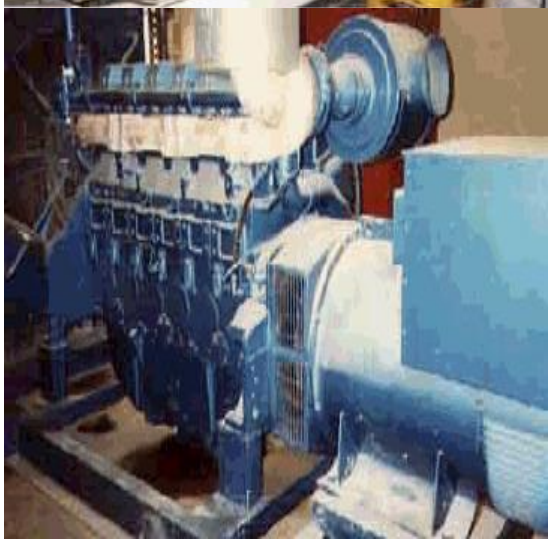
Generic Category	Electrics
CG Code	207D96
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 415V alternator
Tech1	1136kW(M) of engine
Tech2	1300kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£229,330
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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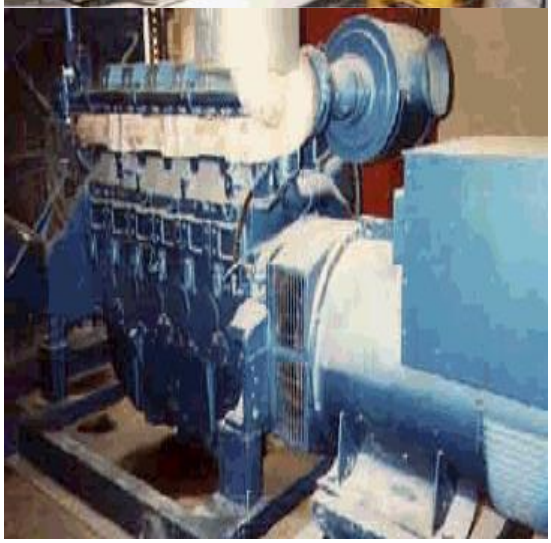
Generic Category	Electrics
CG Code	207D97
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 415V alternator
Tech1	1136kW(M) of engine
Tech2	1350kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£233,127
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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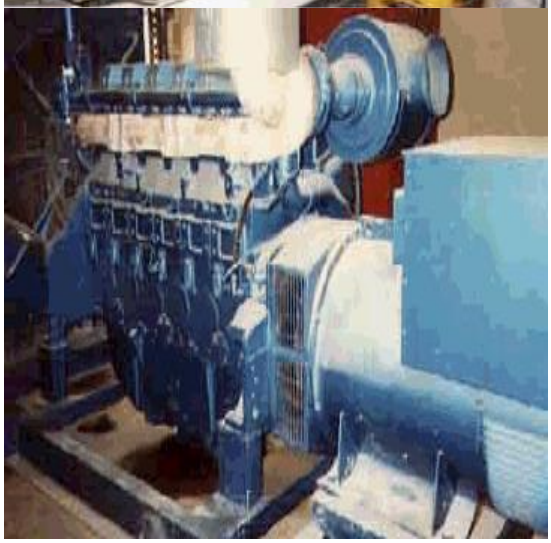
Generic Category	Electrics
CG Code	207D98
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	Free standing - 50Hz 415V alternator
Tech1	1254kW(M) of engine
Tech2	1400kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£236,923
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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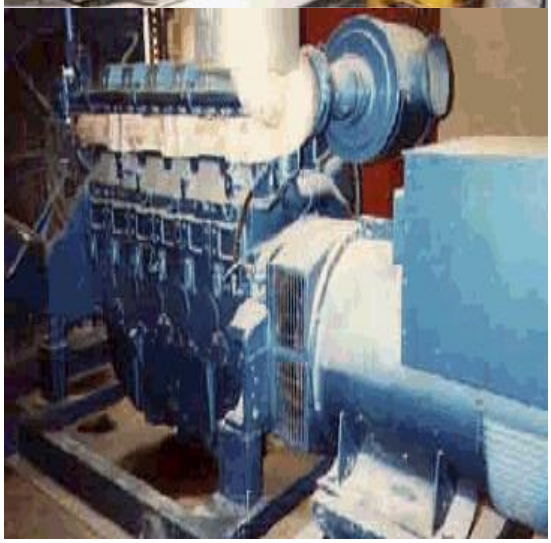
Generic Category	Electrics
CG Code	207D41
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	In Acoustic Box - 50 Hz 415V alternator
Tech1	839kW (M) of engine
Tech2	850kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£218,137
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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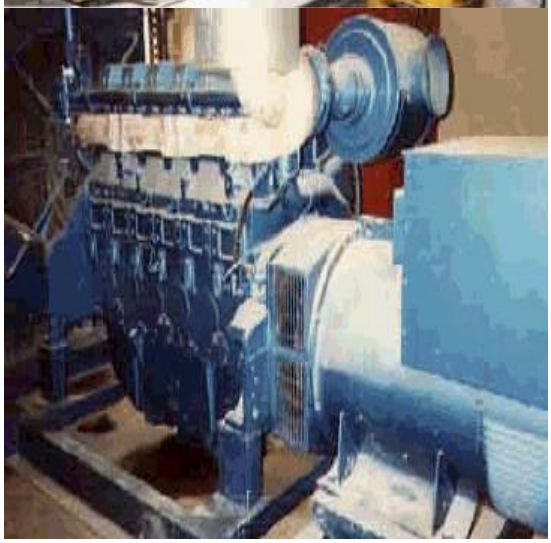
Generic Category	Electrics
CG Code	207D42
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	In Acoustic Box - 50 Hz 415V alternator
Tech1	839kW (M) of engine
Tech2	900kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£227,451
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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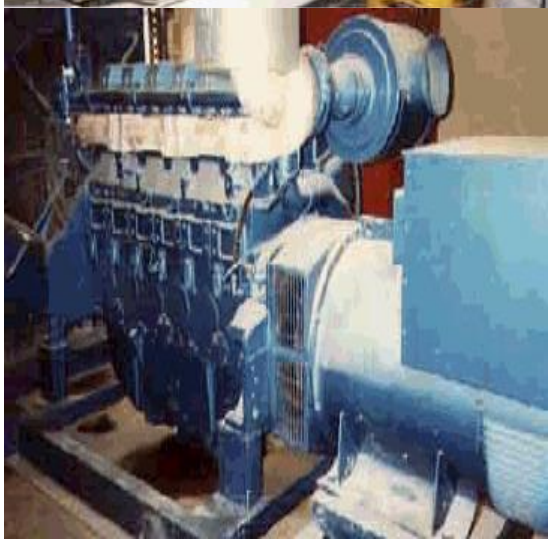
Generic Category	Electrics
CG Code	207D100
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	In Acoustic Box - 50Hz 415V alternator
Tech1	No engine details
Tech2	1500kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£382,353
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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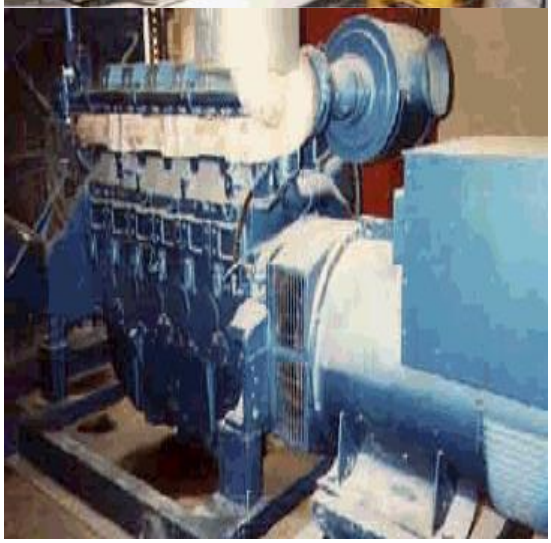
Generic Category	Electrics
CG Code	207D101
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	In Acoustic Box - 50Hz 415V alternator
Tech1	No engine details
Tech2	1875kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£429,315
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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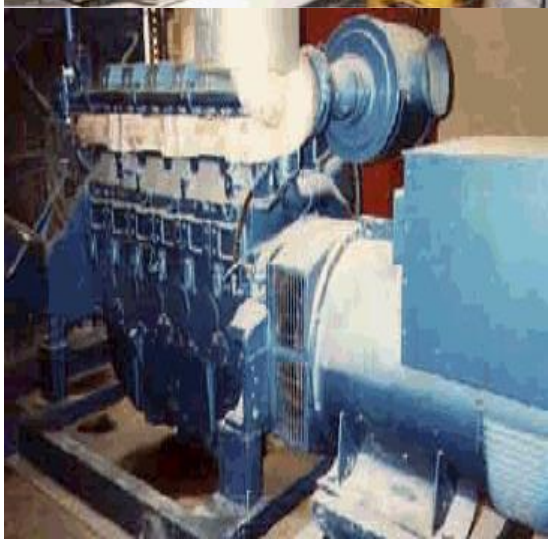
Generic Category	Electrics
CG Code	207D102
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	In Acoustic Box - 50Hz 415V alternator
Tech1	No engine details
Tech2	2000kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£482,158
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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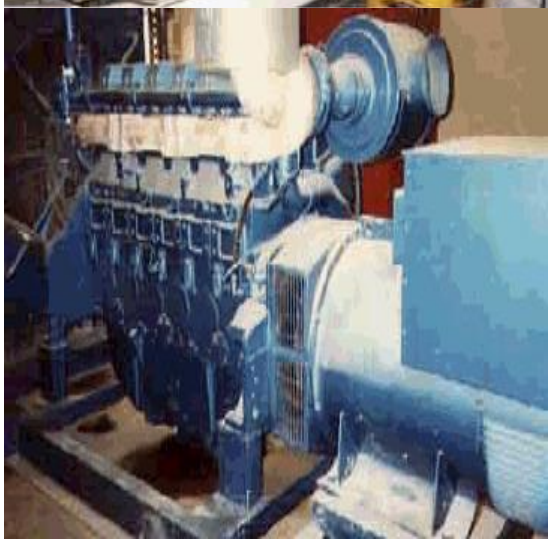
Generic Category	Electrics
CG Code	207D43
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	In acoustic box - 50Hz 415V alternator
Tech1	1154kW (M) of engine
Tech2	1000kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£237,060
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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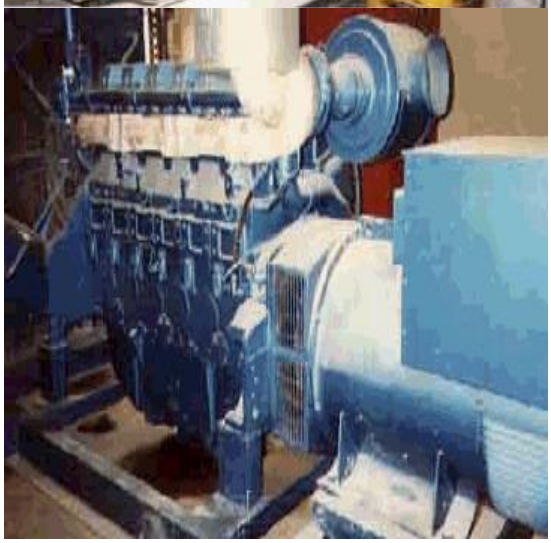
Generic Category	Electrics
CG Code	207D44
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	In acoustic box - 50Hz 415V alternator
Tech1	1168kW (M) of engine
Tech2	1100kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£269,994
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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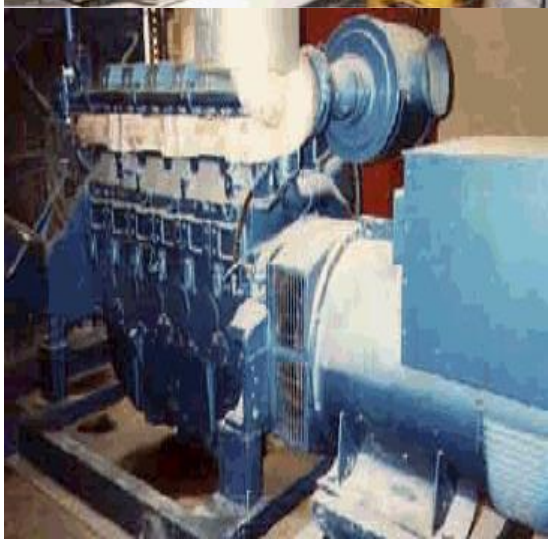
Generic Category	Electrics
CG Code	207D45
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	In acoustic box - 50Hz 415V alternator
Tech1	1168kW (M) of engine
Tech2	1200kvVA alternator
Unit size	-
Unit of measurement	Each
ERC	£295,883
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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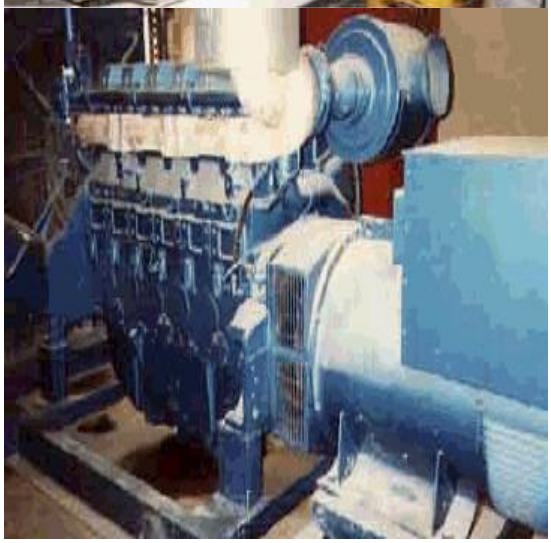
Generic Category	Electrics
CG Code	207D46
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	In acoustic box - 50Hz 415V alternator
Tech1	1250kW (M) of engine
Tech2	1300kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£323,725
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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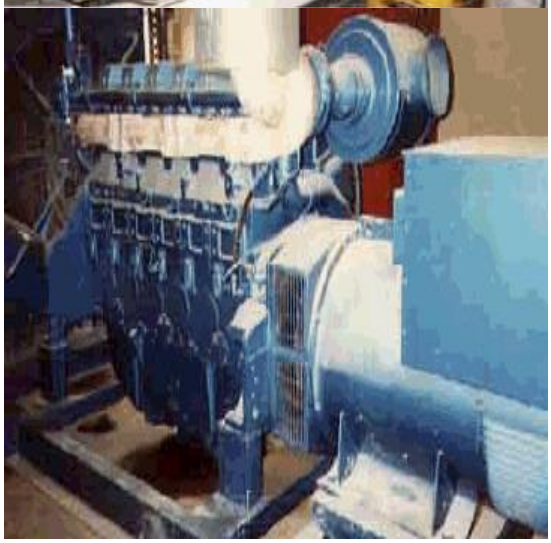
Generic Category	Electrics
CG Code	207D47
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	In acoustic box - 50Hz 415V alternator
Tech1	1250kw (M) of engine
Tech2	1350kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£338,725
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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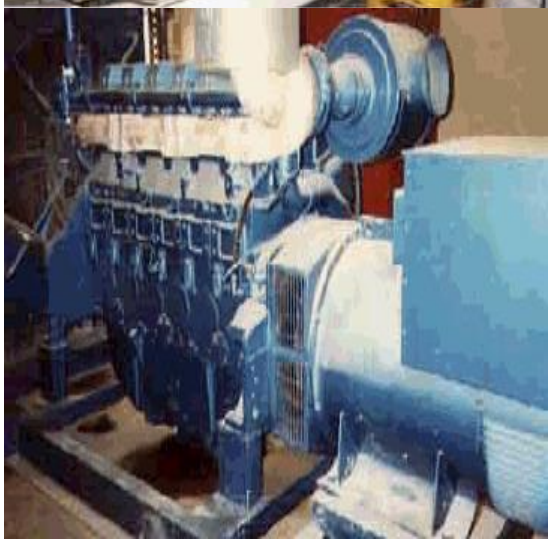
Generic Category	Electrics
CG Code	207D48
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	In acoustic box - 50Hz 415V alternator
Tech1	1380kW (M) of engine
Tech2	1400kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£351,569
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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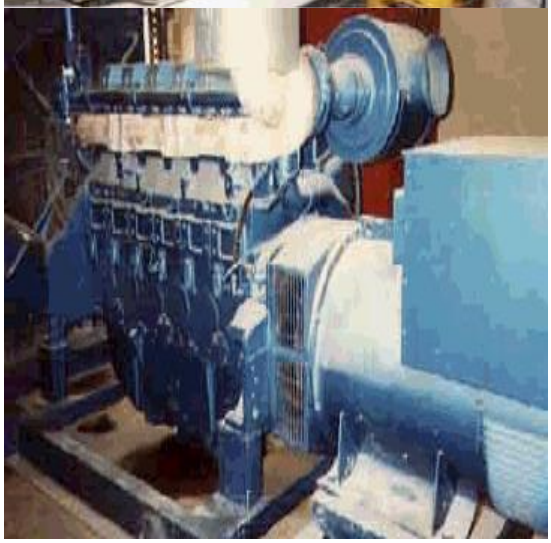
Generic Category	Electrics
CG Code	207D50
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	In acoustic box - 50Hz 415V alternator
Tech1	14.4kW (M) of engine
Tech2	15kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£21,862
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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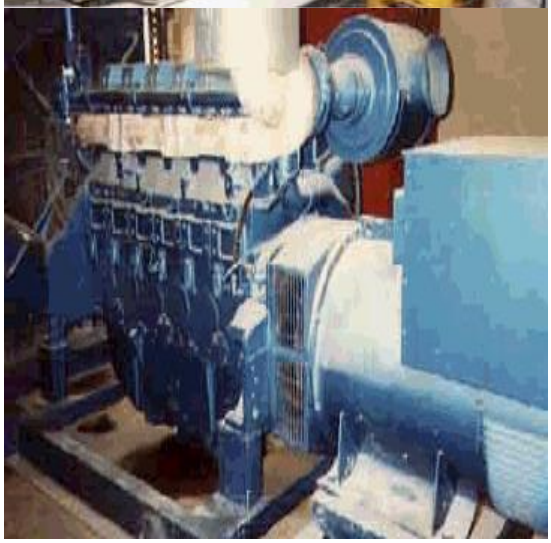
Generic Category	Electrics
CG Code	207D51
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	In acoustic box - 50Hz 415V alternator
Tech1	19.2kW (M) of engine
Tech2	20kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£23,922
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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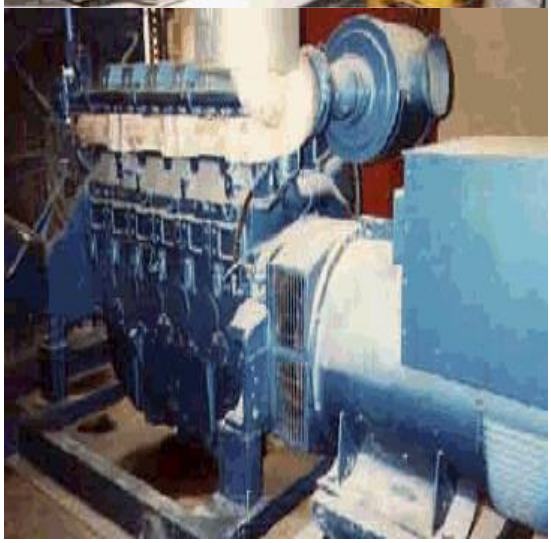
Generic Category	Electrics
CG Code	207D52
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	In acoustic box - 50Hz 415V alternator
Tech1	27.7kW (M) of engine
Tech2	25kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£24,412
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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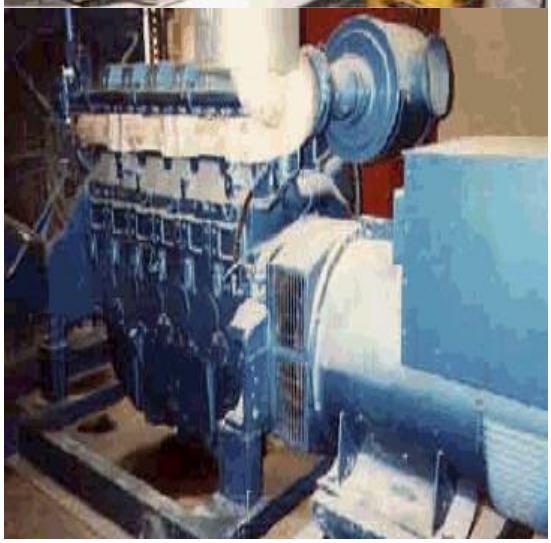
Generic Category	Electrics
CG Code	207D53
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	In acoustic box - 50Hz 415V alternator
Tech1	44kW (M) of engine
Tech2	35kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£26,471
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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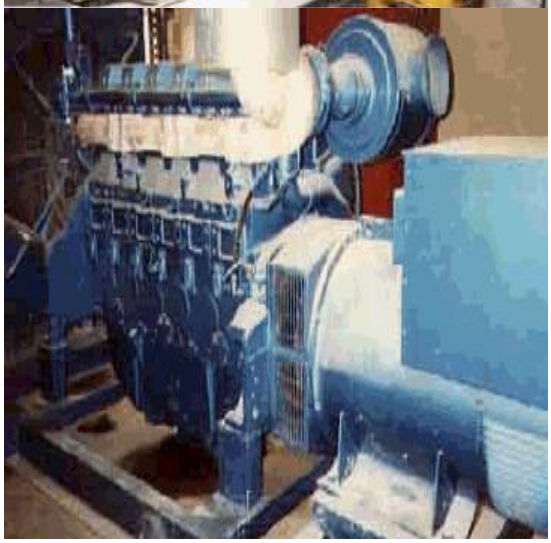
Generic Category	Electrics
CG Code	207D54
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	In acoustic box - 50Hz 415V alternator
Tech1	63.5kW (M) of engine
Tech2	50kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£31,765
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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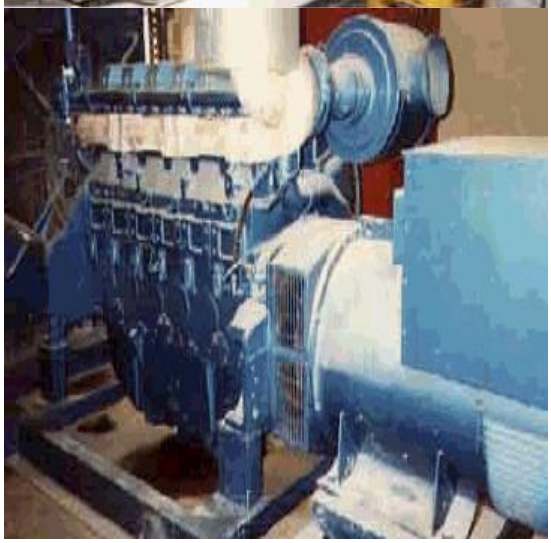
Generic Category	Electrics
CG Code	207D55
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	In acoustic box - 50Hz 415V alternator
Tech1	74kW (M) of engine
Tech2	70kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£36,275
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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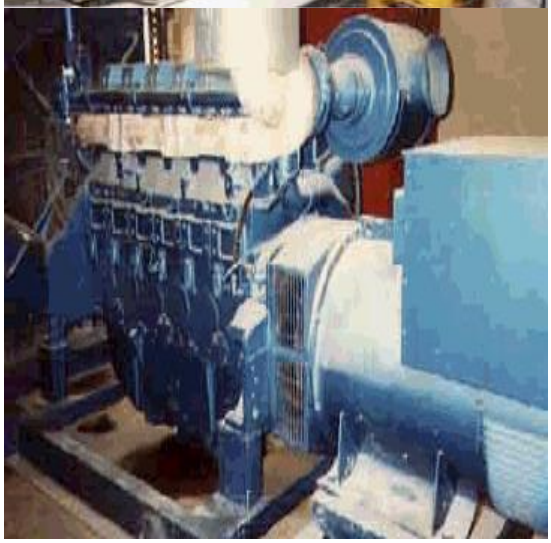
Generic Category	Electrics
CG Code	207D56
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	In acoustic box - 50Hz 415V alternator
Tech1	91.5kW (M) of engine
Tech2	90kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£47,631
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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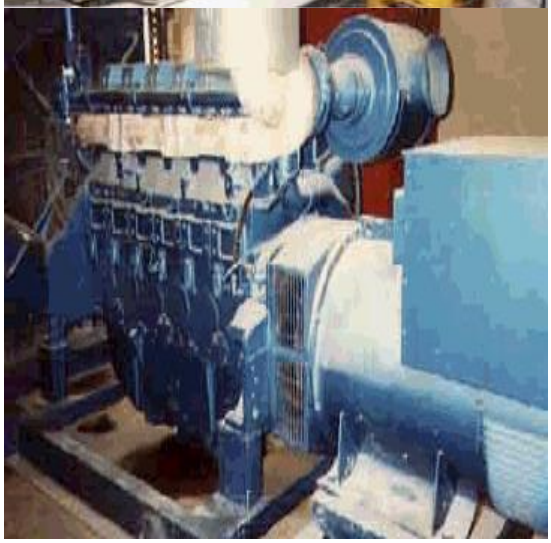
Generic Category	Electrics
CG Code	207D57
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	In acoustic box - 50Hz 415V alternator
Tech1	100kW (M) of engine
Tech2	110kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£47,630
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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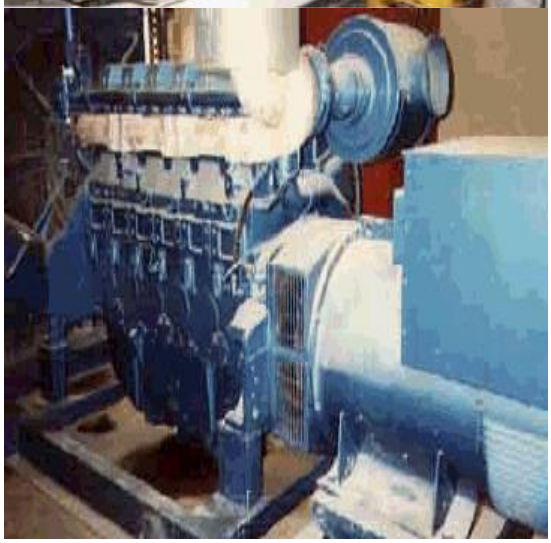
Generic Category	Electrics
CG Code	207D58
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	In acoustic box - 50Hz 415V alternator
Tech1	145kW (M) of engine
Tech2	165kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£56,747
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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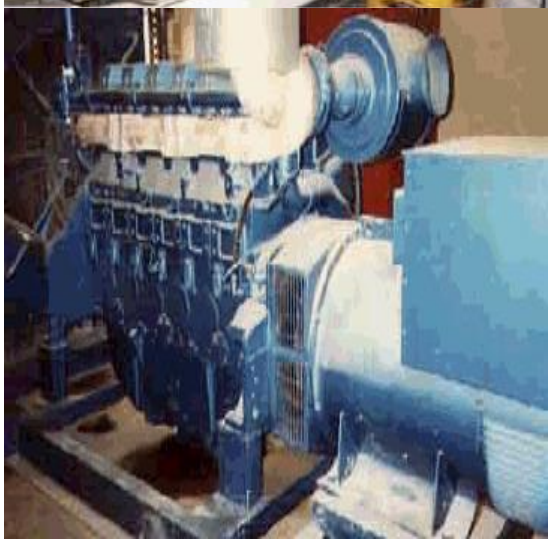
Generic Category	Electrics
CG Code	207D59
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	In acoustic box - 50Hz 415V alternator
Tech1	199kW (M) of engine
Tech2	200kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£60,784
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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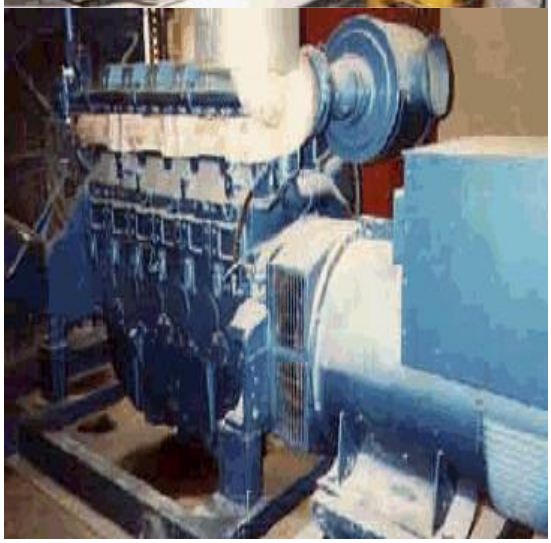
Generic Category	Electrics
CG Code	207D60
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	In acoustic box - 50Hz 415V alternator
Tech1	217kW (M) of engine
Tech2	226kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£63,039
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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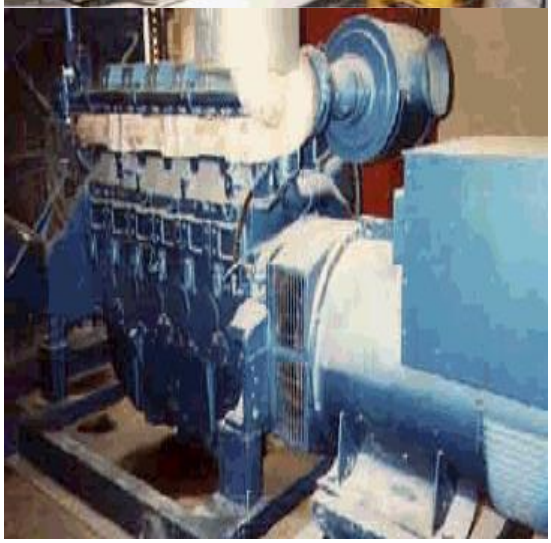
Generic Category	Electrics
CG Code	207D61
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	In acoustic box - 50Hz 415V alternator
Tech1	304kW (M) of engine
Tech2	275kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£75,490
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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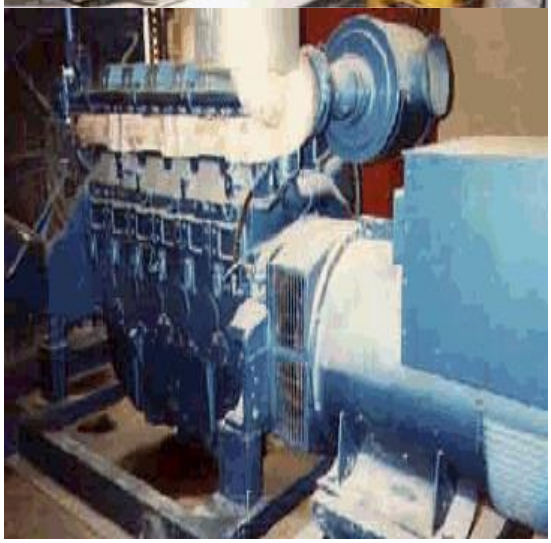
Generic Category	Electrics
CG Code	207D62
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	In acoustic box - 50Hz 415V alternator
Tech1	387kW (M) of engine
Tech2	396kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£98,040
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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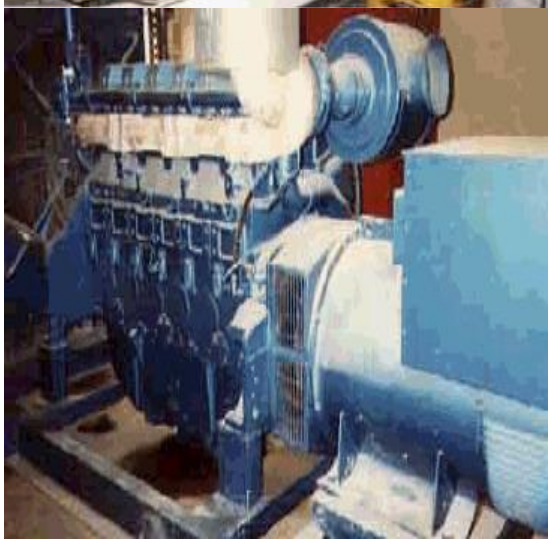
Generic Category	Electrics
CG Code	207D63
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	In acoustic box - 50Hz 415V alternator
Tech1	471kW (M) of engine
Tech2	500kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£116,078
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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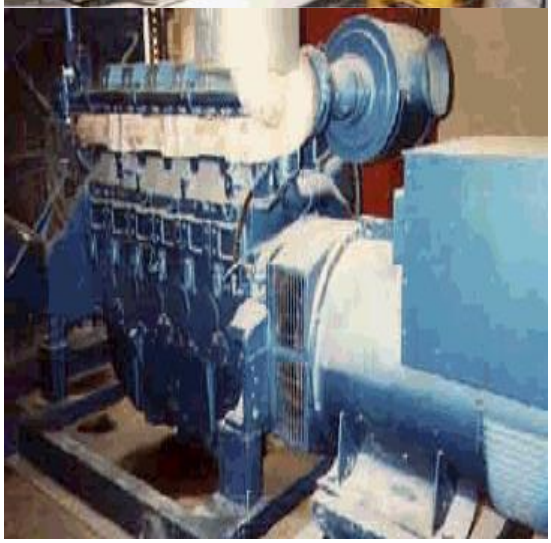
Generic Category	Electrics
CG Code	207D64
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	In acoustic box - 50Hz 415V alternator
Tech1	611kW (M) of engine
Tech2	550kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£128,039
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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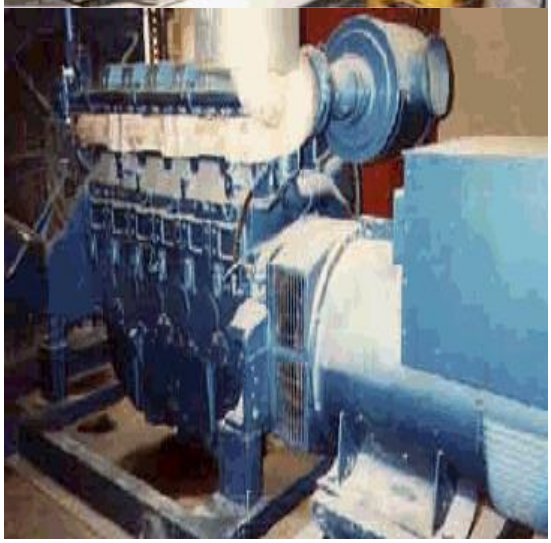
Generic Category	Electrics
CG Code	207D65
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	In acoustic box - 50Hz 415V alternator
Tech1	611kW (M) of engine
Tech2	600kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£140,981
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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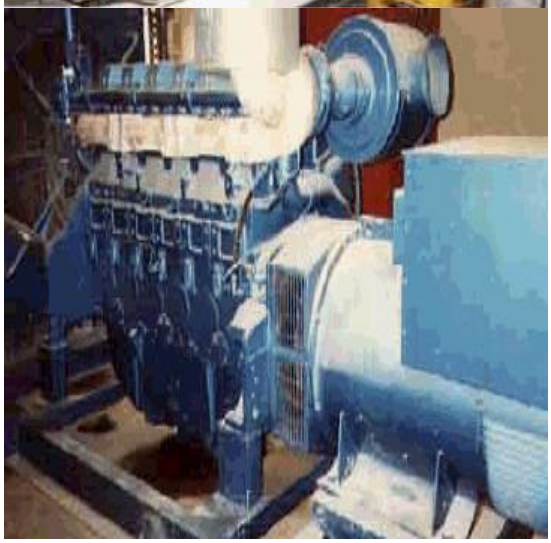
Generic Category	Electrics
CG Code	207D66
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	In acoustic box - 50Hz 415V alternator
Tech1	611kW (M) of engine
Tech2	650kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£155,393
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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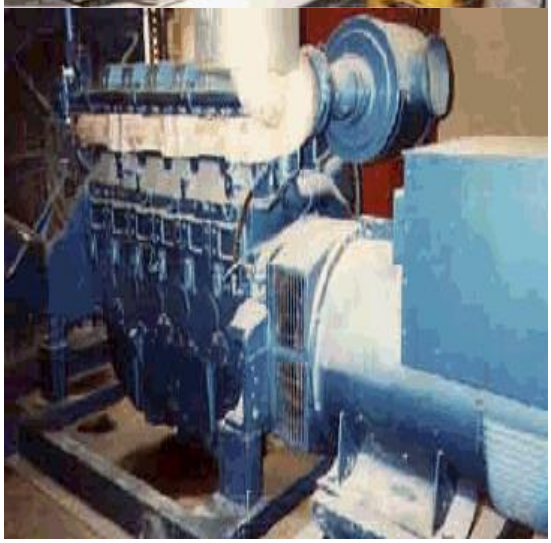
Generic Category	Electrics
CG Code	207D67
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	In acoustic box - 50Hz 415V alternator
Tech1	683kW (M) of engine
Tech2	700kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£174,314
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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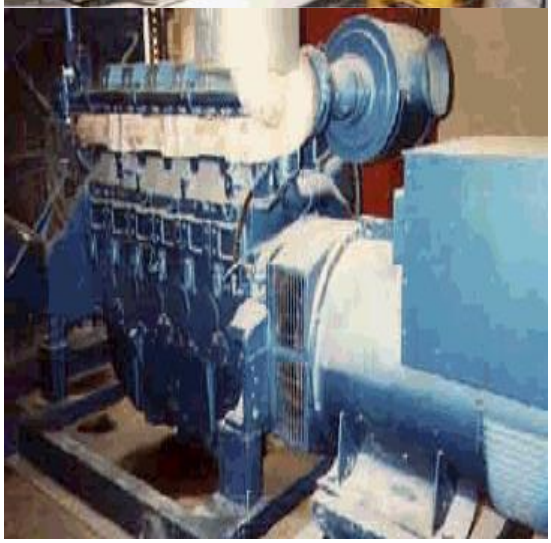
Generic Category	Electrics
CG Code	207D68
Specific	Diesel Engine - Alternator - Set 1500rpm
Descriptive	In acoustic box - 50Hz 415V alternator
Tech1	741kW (M) of engine
Tech2	750kVA alternator
Unit size	-
Unit of measurement	Each
ERC	£194,117
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Diesel Generator (SET) Comprising of several Class 1 rateable items, including within List of Accessories 2 (i) - (viii). These SETS can be found in a variety of hereditaments where the electrical supply may fail or needs to be supplemented. In most cases generation will be at 415V although in industrial complexes where greater demand is required 11kV SETS are employed. Each SET is calibrated upon installation and therefore forms one complete unit. Usually generator works at 50 Hz and 3 phase, normal working speed is 1500rpm,where used periodically, however for continuous use often lower speeds of 1100rpm are adopted AUTOMATIC START-UP with Acoustic box or enclosure.
Referencing details	1. Output of alternator (kVa) 2. Age 3. Voltage 4. Within acoustic box or in generating room. A record must be made when the rpm = 1000 . The number of cylinders to the diesel engine and the kW (M) of the engine should recorded where available.
Cost information notes	Costs for freestanding units are some 10% to 17% less than those with mains failure control and contained in acoustic boxes. Costs of boxes reducing acoustic levels whist ensuring adequate cooling, increases due to size of engine and kVa of alternator.
rateable element	Class 1 Table 1(b) internal combustion engines and (l)other motors. Class 1 Table 1 (k) shafting Class1 Table 1 (c) Continuous and alternating current.
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Normal batteries included in SET. EXTRA 3 or 4 batteries rated at 12 Volts, which will give a high power boost (as starting a car engine) to start the diesel engine. Concrete base or strengthened concrete floor. Fuel storage tank. Foundations, settings, tank (fuel).

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Given the specifications of the items used for cost reference purposes, such that "packaged" generator sets tend to include sufficient tankage for several hours running, it is assumed that these "enclosed" sets include fuel tanks. Free standing, (that is a set installed inside a building so not needing to be inside a bespoke noise attenuated enclosure) requires an addition to be made for fuel storage. All costs include for exhaust extraction.
Photo description	Diesel engine and alternator (SET) Comprising diesel engine, shafting and alternator sitting on a metal support frame (skid).
Photo notes	Photo 1- Acoustic box showing silencer on top and air intake grill to right. Photo 2 - Diesel engine with battery for starting with alternator to left hand side. Photo 3 - Diesel Alternator set in a basement- (not in acoustic box)
Photo1	

Photo2

Photo3



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Generic Category	Electrics
CG Code	206B90
Specific	Distribution board
Descriptive	Low voltage control panel
Tech1	In average building
Tech2	Per panel
Unit size	Per panel
Unit of measurement	Each
ERC	£9,625
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Panel Installation Remote control Delivery (included in the item costs) Distribution board (Circuit and bus bar connection) Add to total of all switch panels
Referencing details	For use for complete installations where detailed information is not available or cannot be accessed.
Cost information notes	General costs Typical for a 400v system.
rateable element	Preamble to Class 1 (a) (b) (c)(i) See Class 1 Table 1 (d) and (f).
non rateable element	See Class 1 (c)(i) for limitation of rateability "In the case of electrical power, the first distribution board".
Adjusted Plant and Machinery	Distribution Boards, Bus Bar, Generator, Transformer, Cables.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical industrial installation.
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Electrics
CG Code	206B91
Specific	Distribution board
Descriptive	Low voltage control panel
Tech1	Remote control
Tech2	-
Unit size	Per panel
Unit of measurement	Each
ERC	£9,625
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Panel Installation Remote control Delivery (included in the item costs) Distribution board (Circuit and bus bar connection) Add to total of all switch panels
Referencing details	For use for complete installations where detailed information is not available or cannot be accessed.
Cost information notes	General costs Typical for a 400v system.
rateable element	Preamble to Class 1 (a) (b) (c)(i) See Class 1 Table 1 (d) and (f).
non rateable element	See Class 1 (c)(i) for limitation of rateability "In the case of electrical power, the first distribution board".
Adjusted Plant and Machinery	Distribution Boards, Bus Bar, Generator, Transformer, Cables.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical industrial installation.
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Electrics
CG Code	206B93
Specific	Distribution board
Descriptive	Add 30% to total of all switch panels
Tech1	Circuit and busbar connection
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£0
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Whereas the old distribution boards had switches hanging from them "control panels and all switchgear and other apparatus thereon" the modern distribution boards and switches are integral.
Referencing details	-
Cost information notes	30% should be added to the total cost of all rateable HV switches to reflect the cost of the distribution board.
rateable element	Preamble to Class 1 (a) (b) (c) (i)
non rateable element	See Class 1 (c)(i) for limitation of rateability
Adjusted Plant and Machinery	Distribution Boards, Busbar, Generator, Transformer, Cables.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Electrics
CG Code	206S90
Specific	Solar Panels
Descriptive	Photovoltaic
Tech1	Installation up to 4kW Capacity
Tech2	England and Wales – Under the Green Agenda (SI 2022 No. 405 and SI 2023 No. 1229 W.217) – valuer judgement of £0 ERC
Unit size	Up to 4 kW, price shown is per kW.
Unit of measurement	kW
ERC	£2,004
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Solar panels Many roadside and pipeline installations are now solar panel powered. Panels are also fixed to a roof structure or on a frame to the ground. The more common units are photovoltaic cells, often panels some 2.5 sqm. in size. The current is DC and can be stored in batteries but this is generally converted into AC for onward transmission to the grid. Advances in technology ensure that currents are stable. In these cases the solar energy is used for electrical power.
Referencing details	Typical small commercial installation of solar photovoltaic panels generating electrical power for on site use. The current produced is DC (Direct Current), but is converted to AC (Alternating Current) by an inverter for use within the hereditament or for export to the National Grid. Installations most commonly comprise mono or polycrystalline panels, each with an installed capacity of around 250 Watts (W). They are normally roof mounted (but can be ground mounted) and cover approximately 7 sq m per kilowatt (kW = 1000 Watts) of capacity. The estimated replacement cost shown is the cost per kilowatt of installed capacity (DC) for the full installation which will include solar panels, frames & clamps, inverter(s), isolation switches, generation meter and installation costs. For larger installations (above 50 Kw), or stand alone sub 50 kW systems find out the installed capacity, but if not possible, then assume 250 W per panel.
Cost information notes	Prices shown are per kW of installed capacity.
rateable element	Panels, supports, cables, inverter, switchgear and all associated controls and ancillary items. Class 1 Table 1 (n) & List of Accessories. The prices shown are inclusive of these elements.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	See 206S90 - 92.
Photo description	Photo 1 – PV Panels in an array. Photo 2 – PV Panels on sloping roof. Photo 2 – PV Panels on flat roof.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206S91
Specific	Solar Panels
Descriptive	Photovoltaic
Tech1	Solar PV between 4 kW and 150 kW capacity
Tech2	England and Wales – Under the Green Agenda (SI 2022 No. 405 and SI 2023 No. 1229 W.217) – below 50kW valuer judgement of £0 ERC above 50kW valuer judgement of 10% this ERC
Unit size	Between 4kW and 150kW capacity, price shown is per kW.
Unit of measurement	kW
ERC	£1,245
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Solar panels Many roadside and pipeline installations are now solar panel powered. Panels are also fixed to a roof structure or on a frame to the ground. The more common units are photovoltaic cells, often panels some 2.5 sqm. in size. The current is DC and can be stored in batteries but this is generally converted into AC for onward transmission to the grid. Advances in technology ensure that currents are stable. In these cases the solar energy is used for electrical power.
Referencing details	Typical small commercial installation of solar photovoltaic panels generating electrical power for on site use. The current produced is DC (Direct Current), but is converted to AC (Alternating Current) by an inverter for use within the hereditament or for export to the National Grid. Installations most commonly comprise mono or polycrystalline panels, each with an installed capacity of around 250 Watts (W). They are normally roof mounted (but can be ground mounted) and cover approximately 7 sq m per kilowatt (kW = 1000 Watts) of capacity. The estimated replacement cost shown is the cost per kilowatt of installed capacity (DC) for the full installation which will include solar panels, frames & clamps, inverter(s), isolation switches, generation meter and installation costs. For larger installations (above 50 Kw), or stand alone sub 50 kW systems find out the installed capacity, but if not possible, then assume 250 W per panel.
Cost information notes	Prices shown are per kW of installed capacity.
rateable element	Panels, supports, cables, inverter, switchgear and all associated controls and ancillary items. Class 1 Table 1 (n) & List of Accessories. The prices shown are inclusive of these elements.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	See 206S90 - 92.
Photo description	Photo 1 – PV Panels in an array. Photo 2 – PV Panels on sloping roof. Photo 2 – PV Panels on flat roof.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206S92
Specific	Solar Panels
Descriptive	Photovoltaic
Tech1	Solar PV greater than 150 kW capacity
Tech2	England and Wales – Under the Green Agenda (SI 2022 No. 405 and SI 2023 No. 1229 W.217) – valuer judgement of 10% this ERC
Unit size	Greater than 150 kW, price shown is per kW.
Unit of measurement	kW
ERC	£1,214
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Solar panels Many roadside and pipeline installations are now solar panel powered. Panels are also fixed to a roof structure or on a frame to the ground. The more common units are photovoltaic cells, often panels some 2.5 sqm. in size. The current is DC and can be stored in batteries but this is generally converted into AC for onward transmission to the grid. Advances in technology ensure that currents are stable. In these cases the solar energy is used for electrical power.
Referencing details	Typical small commercial installation of solar photovoltaic panels generating electrical power for on site use. The current produced is DC (Direct Current), but is converted to AC (Alternating Current) by an inverter for use within the hereditament or for export to the National Grid. Installations most commonly comprise mono or polycrystalline panels, each with an installed capacity of around 250 Watts (W). They are normally roof mounted (but can be ground mounted) and cover approximately 7 sq m per kilowatt (kW = 1000 Watts) of capacity. The estimated replacement cost shown is the cost per kilowatt of installed capacity (DC) for the full installation which will include solar panels, frames & clamps, inverter(s), isolation switches, generation meter and installation costs. For larger installations (above 50 Kw), or stand alone sub 50 kW systems find out the installed capacity, but if not possible, then assume 250 W per panel.
Cost information notes	Prices shown are per kW of installed capacity.
rateable element	Panels, supports, cables, inverter, switchgear and all associated controls and ancillary items. Class 1 Table 1 (n) & List of Accessories. The prices shown are inclusive of these elements.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	See 206S90 - 92.
Photo description	Photo 1 – PV Panels in an array. Photo 2 – PV Panels on sloping roof. Photo 2 – PV Panels on flat roof.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B62
Specific	Switches
Descriptive	Air Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 150MVA
Tech2	Amps 800
Unit size	-
Unit of measurement	Each
ERC	£9,595
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical switchgear
Photo notes	Not necessarily vacuum type
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B63
Specific	Switches
Descriptive	Air Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 150MVA
Tech2	Amps 1,250
Unit size	-
Unit of measurement	Each
ERC	£9,725
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical switchgear
Photo notes	Not necessarily vacuum type
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B64
Specific	Switches
Descriptive	Air Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 150MVA
Tech2	Amps 2,500
Unit size	-
Unit of measurement	Each
ERC	£13,119
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical switchgear
Photo notes	Not necessarily vacuum type
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B65
Specific	Switches
Descriptive	Air Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 500MVA
Tech2	Amps 800
Unit size	-
Unit of measurement	Each
ERC	£10,271
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical switchgear
Photo notes	Not necessarily vacuum type
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B66
Specific	Switches
Descriptive	Air Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 500MVA
Tech2	Amps 1,250
Unit size	-
Unit of measurement	Each
ERC	£10,415
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical switchgear
Photo notes	Not necessarily vacuum type
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B67
Specific	Switches
Descriptive	Air Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 500MVA
Tech2	Amps 2,500
Unit size	-
Unit of measurement	Each
ERC	£13,451
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical switchgear
Photo notes	Not necessarily vacuum type
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B14
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 250MVA
Tech2	Amps 400
Unit size	-
Unit of measurement	Each
ERC	£30,556
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) i.e.400 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If in different location but still qualifies as the first switch after the distribution board then not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Typical single cabinet 11kV switch.
Photo notes	For higher amperages/Voltage larger individual switches may be employed.
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B15
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 250MVA
Tech2	Amps 630
Unit size	-
Unit of measurement	Each
ERC	£30,556
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) i.e.400 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If in different location but still qualifies as the first switch after the distribution board then not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Typical single cabinet 11kV switch.
Photo notes	For higher amperages/Voltage larger individual switches may be employed.
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B16
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 250MVA
Tech2	Amps 800
Unit size	-
Unit of measurement	Each
ERC	£33,951
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) i.e.800 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If in different location but still qualifies as the first switch after the distribution board then not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Typical single cabinet 11kV switch.
Photo notes	For higher amperages/Voltage larger individual switches may be employed.
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B17
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 250MVA
Tech2	Amps 1,200
Unit size	-
Unit of measurement	Each
ERC	£33,951
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) i.e.1,200 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If in different location but still qualifies as the first switch after the distribution board then not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Typical single cabinet 11kV switch.
Photo notes	For higher amperages/Voltage larger individual switches may be employed.
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B18
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 250MVA
Tech2	Amps 1,600
Unit size	-
Unit of measurement	Each
ERC	£42,453
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) i.e.1,600 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If in different location but still qualifies as the first switch after the distribution board then not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B19
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 250MVA
Tech2	Amps 2,000
Unit size	-
Unit of measurement	Each
ERC	£42,453
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If in different location but still qualifies as the first switch after the distribution board then not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical switch 11kV
Photo notes	Larger swiches used for higher voltage / current
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B20
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 350MVA
Tech2	Amps 400
Unit size	-
Unit of measurement	Each
ERC	£42,453
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If in different location but still qualifies as the first switch after the distribution board then not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Typical single cabinet 11kV switch
Photo notes	For higher amperages/Voltage larger individual switches may be employed.
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B21
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 350MVA
Tech2	Amps 630
Unit size	-
Unit of measurement	Each
ERC	£42,453
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 630 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If in different location but still qualifies as the first switch after the distribution board then not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical switch 11kV
Photo notes	Larger switches used for higher voltage/ current
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B22
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 350MVA
Tech2	Amps 800
Unit size	-
Unit of measurement	Each
ERC	£42,453
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 800 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If in different location but still qualifies as the first switch after the distribution board then not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical switch 11kV
Photo notes	Larger switches used for higher voltage/ current
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B23
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 350MVA
Tech2	Amps 1,200
Unit size	-
Unit of measurement	Each
ERC	£42,453
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 1200 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical switch 11kV
Photo notes	Larger switches used for higher voltage/ current
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B24
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 350MVA
Tech2	Amps 1,250
Unit size	-
Unit of measurement	Each
ERC	£42,453
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 1200 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical switch 11kV
Photo notes	Larger switches used for higher voltage/ current
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B25
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 350MVA
Tech2	Amps 1,600
Unit size	-
Unit of measurement	Each
ERC	£42,453
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 1200 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical switch 11kV
Photo notes	Larger switches used for higher voltage/ current
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B26
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 350MVA
Tech2	Amps 2,000
Unit size	-
Unit of measurement	Each
ERC	£42,453
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 1200 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical switch 11kV
Photo notes	Larger switches used for higher voltage/ current
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B27
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 500MVA
Tech2	Amps 400
Unit size	-
Unit of measurement	Each
ERC	£49,804
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical switch 11kV
Photo notes	Larger switches used for higher voltage/ current
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B28
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 500MVA
Tech2	Amps 800
Unit size	-
Unit of measurement	Each
ERC	£49,804
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical switch 11kV
Photo notes	Larger switches used for higher voltage/ current
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B29
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 500MVA
Tech2	Amps 1,200
Unit size	-
Unit of measurement	Each
ERC	£49,804
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical switch 11kV
Photo notes	Larger switches used for higher voltage/ current
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B30
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 500MVA
Tech2	Amps 1,600
Unit size	-
Unit of measurement	Each
ERC	£49,804
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical switch 11kV
Photo notes	Larger switches used for higher voltage/ current
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B31
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 500MVA
Tech2	Amps 2,000
Unit size	-
Unit of measurement	Each
ERC	£49,804
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical switch 11kV
Photo notes	Larger switches used for higher voltage/ current
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B34
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 700MVA
Tech2	Amps 400
Unit size	-
Unit of measurement	Each
ERC	£83,898
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

Typical switch 11kV

Photo notes

Larger switches used for higher voltage/ current

Photo1

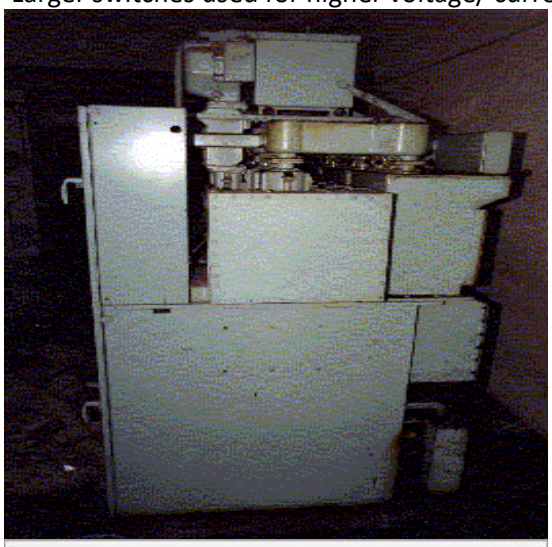

Photo2

Photo3

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Generic Category	Electrics
CG Code	206B35
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 700MVA
Tech2	Amps 800
Unit size	-
Unit of measurement	Each
ERC	£98,472
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Typical switch 11kV

Photo notes

Larger switches used for higher voltage/ current

Photo1

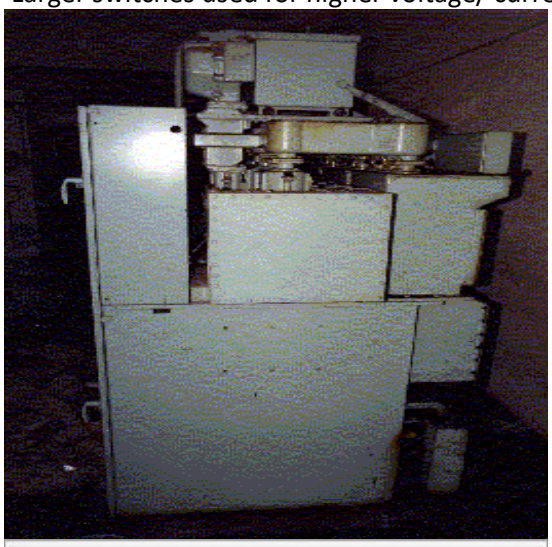

Photo2

Photo3

Back

Generic Category	Electrics
CG Code	206B36
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 700MVA
Tech2	Amps 1,200
Unit size	-
Unit of measurement	Each
ERC	£113,994
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Typical switch 11kV

Photo notes

Larger switches used for higher voltage/ current

Photo1

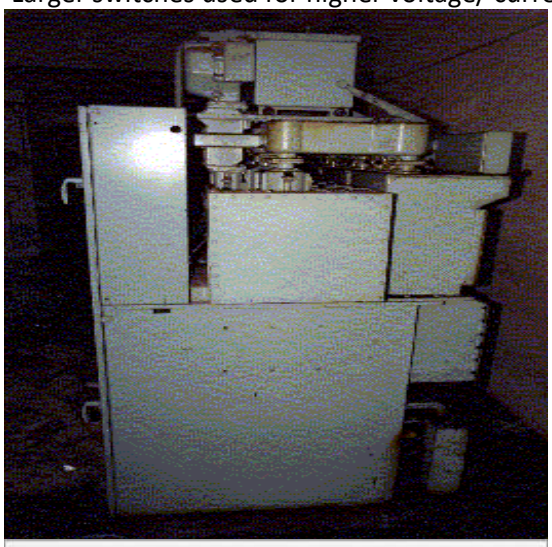

Photo2

Photo3

Back

Generic Category	Electrics
CG Code	206B37
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 700MVA
Tech2	Amps 1,600
Unit size	-
Unit of measurement	Each
ERC	£138,494
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Typical switch 11kV

Photo notes

Larger switches used for higher voltage/ current

Photo1

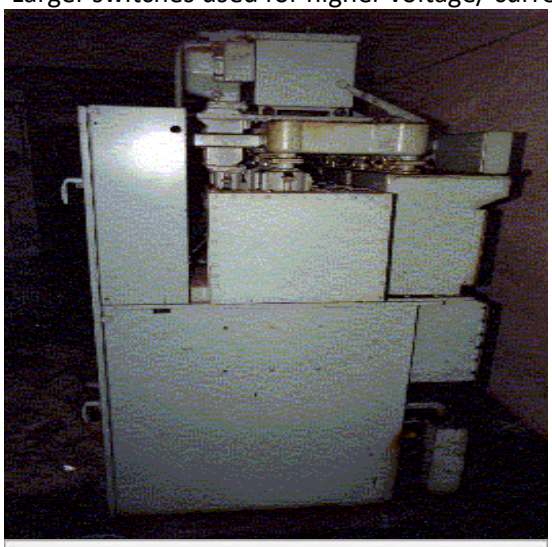

Photo2

Photo3

Back

Generic Category	Electrics
CG Code	206B38
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 700MVA
Tech2	Amps 2,000
Unit size	-
Unit of measurement	Each
ERC	£156,562
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Typical switch 11kV

Photo notes

Larger switches used for higher voltage/ current

Photo1

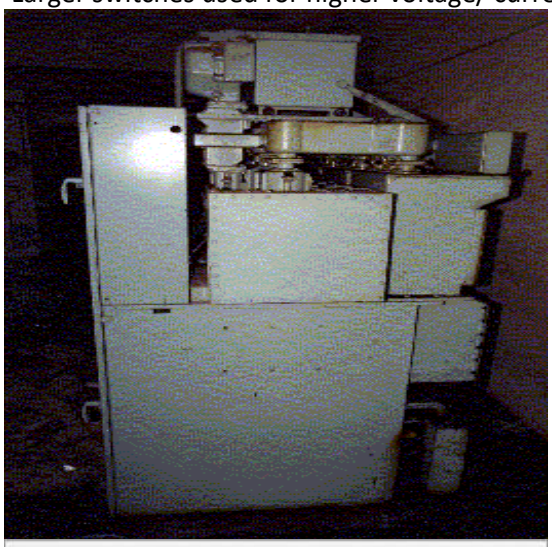

Photo2

Photo3

Back

Generic Category	Electrics
CG Code	206B39
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 1,000MVA
Tech2	Amps 400
Unit size	-
Unit of measurement	Each
ERC	£147,959
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Typical switch 11kV

Photo notes

Lager switches used for higher voltage/ current

Photo1

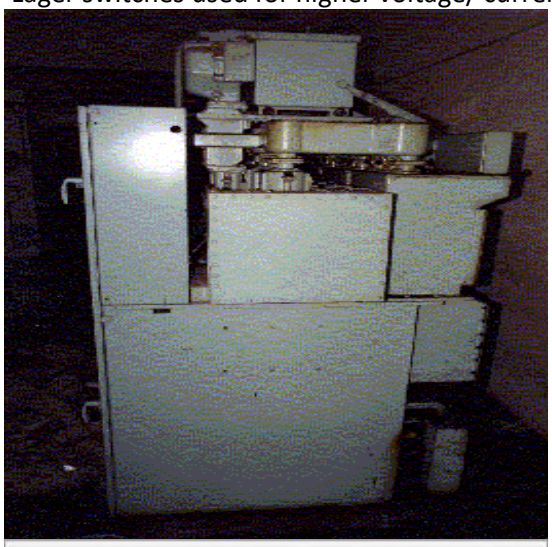

Photo2

Photo3

Back

Generic Category	Electrics
CG Code	206B40
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 1,000MVA
Tech2	Amps 800
Unit size	-
Unit of measurement	Each
ERC	£176,875
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Typical switch 11kV

Photo notes

Larger switches used for higher voltage/ current

Photo1

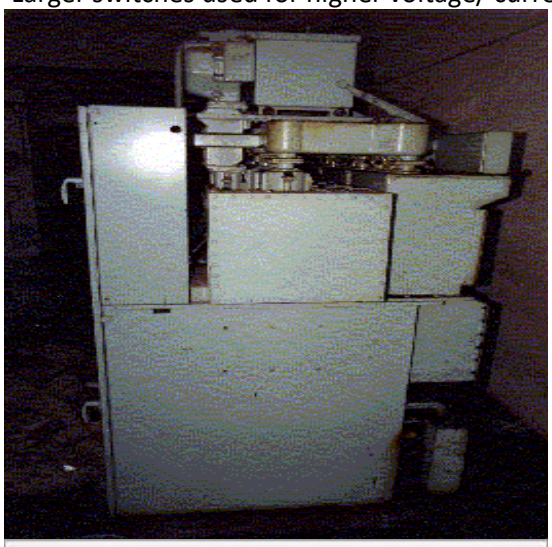

Photo2

Photo3

Back

Generic Category	Electrics
CG Code	206B41
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 1,000MVA
Tech2	Amps 1,200
Unit size	-
Unit of measurement	Each
ERC	£196,698
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Typical switch 11kV

Photo notes

Larger switches used for higher voltage/ current

Photo1

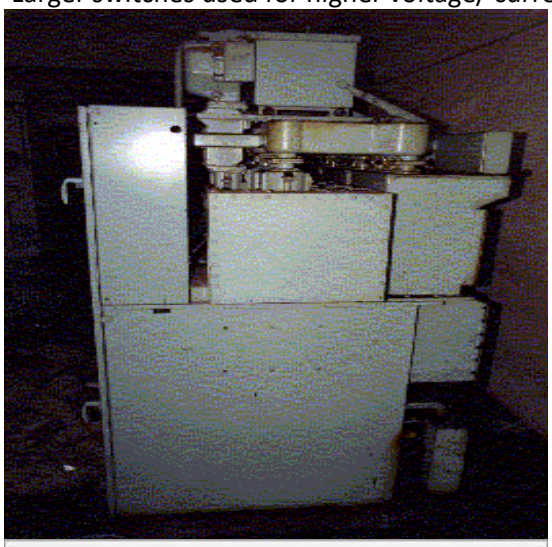


Photo2

Photo3

Back

Generic Category	Electrics
CG Code	206B42
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 1,000MVA
Tech2	Amps 1,600
Unit size	-
Unit of measurement	Each
ERC	£216,478
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

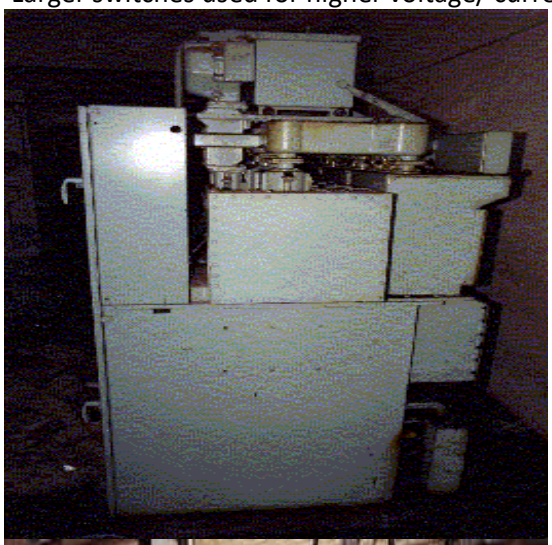
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical switch 11kV
Photo notes	Larger switches used for higher voltage/ current
Photo1	
Photo2	

Photo3

Back

Generic Category	Electrics
CG Code	206B43
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 1,000MVA
Tech2	Amps 2,000
Unit size	-
Unit of measurement	Each
ERC	£260,902
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Typical switch 11kV

Photo notes

Larger switches used for higher voltage/ current

Photo1

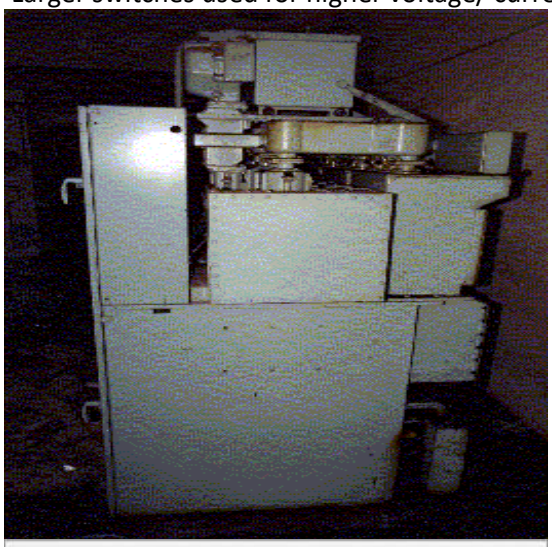

Photo2

Photo3

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Generic Category	Electrics
CG Code	206B01
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 3.3kV
Tech1	Breaking Capacity 150MVA
Tech2	Amps 630
Unit size	-
Unit of measurement	Each
ERC	£30,556
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 3.3kV, Breaking capacity i.e. MVA, Current (amps) i.e.630 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If in a different location but still qualifies as the first switch after the distribution board then it is not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B02
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 3.3kV
Tech1	Breaking Capacity 150MVA
Tech2	Amps 1,250
Unit size	-
Unit of measurement	Each
ERC	£33,951
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 3.3kV, Breaking capacity i.e. MVA, Current (amps) i.e.630 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If in different location but still qualifies as the first switch after the distribution board then not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B03
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 3.3kV
Tech1	Breaking Capacity 150MVA
Tech2	Amps 2,000
Unit size	-
Unit of measurement	Each
ERC	£42,453
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 3.3kV, Breaking capacity i.e. mVa, Current (amps) i.e.2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If in different location but still qualifies as the first switch after the distribution board then not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B04
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 3.3kV
Tech1	Breaking Capacity 350MVA
Tech2	Amps 400
Unit size	-
Unit of measurement	Each
ERC	£21,018
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 3.3kV, Breaking capacity i.e. MVA, Current (amps) i.e.400 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If in different location but still qualifies as the first switch after the distribution board then not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B05
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 3.3kV
Tech1	Breaking Capacity 350MVA
Tech2	Amps 630
Unit size	-
Unit of measurement	Each
ERC	£22,399
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 3.3kV, Breaking capacity i.e. MVA, Current (amps) i.e.630 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If in different location but still qualifies as the first switch after the distribution board then not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B06
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 3.3kV
Tech1	Breaking Capacity 350MVA
Tech2	Amps 800
Unit size	-
Unit of measurement	Each
ERC	£23,521
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 3.3kV, Breaking capacity i.e. MVA, Current (amps) i.e.800 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If in different location but still qualifies as the first switch after the distribution board then not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B07
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 3.3kV
Tech1	Breaking Capacity 350MVA
Tech2	Amps 2,000
Unit size	-
Unit of measurement	Each
ERC	£42,453
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 3.3kV, Breaking capacity i.e. MVA, Current (amps) i.e.2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If in different location but still qualifies as the first switch after the distribution board then not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B08
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 3.3kV
Tech1	Breaking Capacity 250MVA
Tech2	Amps 400
Unit size	-
Unit of measurement	Each
ERC	£22,916
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 3.3kV, Breaking capacity i.e. MVA, Current (amps) i.e.400 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If in different location but still qualifies as the first switch after the distribution board then not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B09
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 3.3kV
Tech1	Breaking Capacity 250MVA
Tech2	Amps 630
Unit size	-
Unit of measurement	Each
ERC	£30,556
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 3.3kV, Breaking capacity i.e. MVA, Current (amps) i.e.630 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If in different location but still qualifies as the first switch after the distribution board then not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B10
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 3.3kV
Tech1	Breaking Capacity 250MVA
Tech2	Amps 800
Unit size	-
Unit of measurement	Each
ERC	£33,951
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 3.3kV, Breaking capacity i.e. MVA, Current (amps) i.e.800 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If in different location but still qualifies as the first switch after the distribution board then not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B11
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 3.3kV
Tech1	Breaking Capacity 250MVA
Tech2	Amps 1,200
Unit size	-
Unit of measurement	Each
ERC	£33,951
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 3.3kV, Breaking capacity i.e. MVA Current (amps) i.e.1,200 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If in different location but still qualifies as the first switch after the distribution board then not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B12
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 3.3kV
Tech1	Breaking Capacity 250MVA
Tech2	Amps 1,600
Unit size	-
Unit of measurement	Each
ERC	£42,453
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 3.3kV, Breaking capacity i.e. MVA, Current (amps) i.e.1,600 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If in different location but still qualifies as the first switch after the distribution board then not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B13
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 3.3kV
Tech1	Breaking Capacity 250MVA
Tech2	Amps 2,000
Unit size	-
Unit of measurement	Each
ERC	£42,453
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 3.3kV, Breaking capacity i.e. MVA, Current (amps) i.e.2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If in different location but still qualifies as the first switch after the distribution board then not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B32
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 33kV
Tech1	Breaking Capacity 500MVA
Tech2	Amps 1,250
Unit size	-
Unit of measurement	Each
ERC	£60,435
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

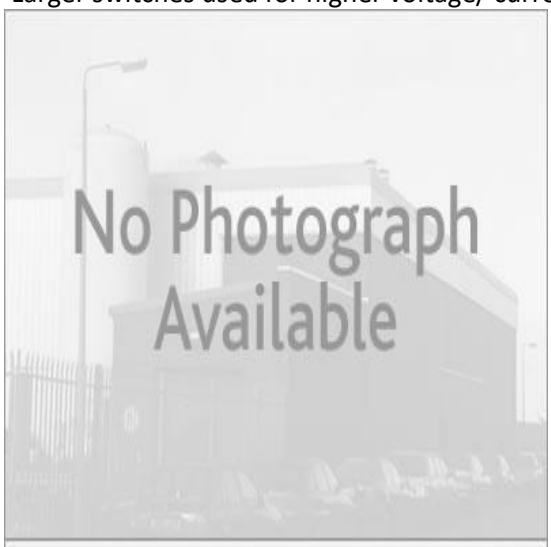
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical switch 11kV
Photo notes	Larger switches used for higher voltage/ current
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B33
Specific	Switches
Descriptive	Oil Circuit Breaker Voltage 33kV
Tech1	Breaking Capacity 500MVA
Tech2	Amps 1,600
Unit size	-
Unit of measurement	Each
ERC	£74,793
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

Typical switch 11kV

Photo notes

Larger switches used for higher voltage/ current

Photo1

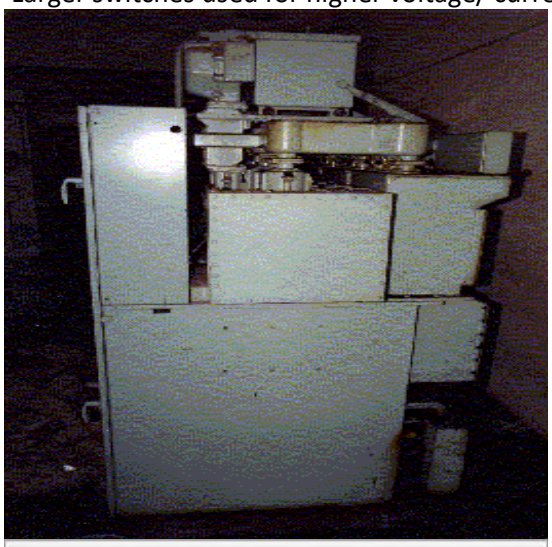

Photo2

Photo3

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Generic Category	Electrics
CG Code	206B44
Specific	Switches
Descriptive	SF6 Voltage 11kV
Tech1	Breaking Capacity 7.8 ka 150MVA
Tech2	Amps 630
Unit size	-
Unit of measurement	Each
ERC	£21,823
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B45
Specific	Switches
Descriptive	SF6 Voltage 11kV
Tech1	Breaking Capacity 13.1ka 250MVA
Tech2	Amps 630
Unit size	-
Unit of measurement	Each
ERC	£26,685
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B46
Specific	Switches
Descriptive	SF6 Voltage 11kV
Tech1	Breaking Capacity 18.4ka 350MVA
Tech2	Amps 630
Unit size	-
Unit of measurement	Each
ERC	£27,650
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B47
Specific	Switches
Descriptive	SF6 Voltage 11kV
Tech1	Breaking Capacity 23.6ka 450MVA
Tech2	Amps 630
Unit size	-
Unit of measurement	Each
ERC	£33,951
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B48
Specific	Switches
Descriptive	SF6 Voltage 11kV
Tech1	Breaking Capacity 18.4ka 350MVA
Tech2	Amps 1,250
Unit size	-
Unit of measurement	Each
ERC	£28,773
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B49
Specific	Switches
Descriptive	SF6 Voltage 11kV
Tech1	Breaking Capacity 26.2ka 500MVA
Tech2	Amps 2,000
Unit size	-
Unit of measurement	Each
ERC	£65,082
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B70
Specific	Switches
Descriptive	SF6 Voltage 33kV
Tech1	Breaking Capacity 7.8ka 150MVA
Tech2	Amps 630
Unit size	-
Unit of measurement	Each
ERC	£21,823
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical switchgear
Photo notes	Not necessarily vacuum type
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B71
Specific	Switches
Descriptive	SF6 Voltage 33kV
Tech1	Breaking Capacity 13.1ka 250MVA
Tech2	Amps 630
Unit size	-
Unit of measurement	Each
ERC	£26,685
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical switchgear
Photo notes	Not necessarily vacuum type
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B72
Specific	Switches
Descriptive	SF6 Voltage 33kV
Tech1	Breaking Capacity 18.4ka 350MVA
Tech2	Amps 630
Unit size	-
Unit of measurement	Each
ERC	£27,650
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical switchgear
Photo notes	Not necessarily vacuum type
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B73
Specific	Switches
Descriptive	SF6 Voltage 33kV
Tech1	Breaking Capacity 23.6ka 450MVA
Tech2	Amps 630
Unit size	-
Unit of measurement	Each
ERC	£33,951
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical switchgear
Photo notes	Not necessarily vacuum type
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B74
Specific	Switches
Descriptive	SF6 Voltage 33kV
Tech1	Breaking Capacity 18.4ka 350MVA
Tech2	Amps 1,250
Unit size	-
Unit of measurement	Each
ERC	£28,773
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical switchgear
Photo notes	Not necessarily vacuum type
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B75
Specific	Switches
Descriptive	SF6 Voltage 33kV
Tech1	Breaking Capacity 26.2ka 500MVA
Tech2	Amps 2,000
Unit size	-
Unit of measurement	Each
ERC	£65,082
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical switchgear
Photo notes	Not necessarily vacuum type
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B80
Specific	Switches
Descriptive	SF6 Voltage 33kv
Tech1	Breaking Capacity 26.2ka 5000MVA
Tech2	Amps 2,000
Unit size	-
Unit of measurement	Each
ERC	£80,849
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical switchgear
Photo notes	Not necessarily vacuum type
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B53
Specific	Switches
Descriptive	Vacuum Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 150MVA
Tech2	Amps 630
Unit size	-
Unit of measurement	Each
ERC	£26,283
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical switchgear
Photo notes	Not necessarily vacuum type
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B54
Specific	Switches
Descriptive	Vacuum Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 150MVA
Tech2	Amps 1,250
Unit size	-
Unit of measurement	Each
ERC	£27,246
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical switchgear
Photo notes	Not necessarily vacuum type
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B55
Specific	Switches
Descriptive	Vacuum Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 150MVA
Tech2	Amps 2,000
Unit size	-
Unit of measurement	Each
ERC	£43,431
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical switchgear
Photo notes	Not necessarily vacuum type
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B56
Specific	Switches
Descriptive	Vacuum Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 350MVA
Tech2	Amps 630
Unit size	-
Unit of measurement	Each
ERC	£48,423
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical switchgear
Photo notes	Not necessarily vacuum type
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B57
Specific	Switches
Descriptive	Vacuum Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 350MVA
Tech2	Amps 1,250
Unit size	-
Unit of measurement	Each
ERC	£46,653
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical switchgear
Photo notes	Not necessarily vacuum type
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B58
Specific	Switches
Descriptive	Vacuum Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 350MVA
Tech2	Amps 2,000
Unit size	-
Unit of measurement	Each
ERC	£51,415
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical switchgear
Photo notes	Not necessarily vacuum type
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B59
Specific	Switches
Descriptive	Vacuum Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 500MVA
Tech2	Amps 630
Unit size	-
Unit of measurement	Each
ERC	£27,664
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical switchgear
Photo notes	Not necessarily vacuum type
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B60
Specific	Switches
Descriptive	Vacuum Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 500MVA
Tech2	Amps 1,250
Unit size	-
Unit of measurement	Each
ERC	£53,933
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical switchgear
Photo notes	Not necessarily vacuum type
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B61
Specific	Switches
Descriptive	Vacuum Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 500MVA
Tech2	Amps 2,000
Unit size	-
Unit of measurement	Each
ERC	£63,068
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical switchgear
Photo notes	Not necessarily vacuum type
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206V31
Specific	Switches
Descriptive	Vacuum Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 250MVA
Tech2	Amps 400
Unit size	-
Unit of measurement	Each
ERC	£27,462
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206V32
Specific	Switches
Descriptive	Vacuum Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 250MVA
Tech2	Amps 630
Unit size	-
Unit of measurement	Each
ERC	£36,669
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206V33
Specific	Switches
Descriptive	Vacuum Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 250MVA
Tech2	Amps 800
Unit size	-
Unit of measurement	Each
ERC	£37,677
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206V34
Specific	Switches
Descriptive	Vacuum Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 250MVA
Tech2	Amps 1,250
Unit size	-
Unit of measurement	Each
ERC	£40,741
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206V35
Specific	Switches
Descriptive	Vacuum Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 250MVA
Tech2	Amps 1,600
Unit size	-
Unit of measurement	Each
ERC	£44,150
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206V36
Specific	Switches
Descriptive	Vacuum Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 350MVA
Tech2	Amps 400
Unit size	-
Unit of measurement	Each
ERC	£31,434
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206V38
Specific	Switches
Descriptive	Vacuum Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 350MVA
Tech2	Amps 800
Unit size	-
Unit of measurement	Each
ERC	£43,129
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206V40
Specific	Switches
Descriptive	Vacuum Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 350MVA
Tech2	Amps 1,600
Unit size	-
Unit of measurement	Each
ERC	£50,537
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206V50
Specific	Switches
Descriptive	Vacuum Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 500MVA
Tech2	Amps 400
Unit size	-
Unit of measurement	Each
ERC	£39,288
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206V51
Specific	Switches
Descriptive	Vacuum Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 500MVA
Tech2	Amps 800
Unit size	-
Unit of measurement	Each
ERC	£52,451
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206V53
Specific	Switches
Descriptive	Vacuum Circuit Breaker Voltage 11kV
Tech1	Breaking Capacity 500MVA
Tech2	Amps 1,600
Unit size	-
Unit of measurement	Each
ERC	£58,306
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B50
Specific	Switches
Descriptive	Vacuum Circuit Breaker Voltage 3.3kV
Tech1	Breaking Capacity 150MVA
Tech2	Amps 630
Unit size	-
Unit of measurement	Each
ERC	£24,254
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical switchgear
Photo notes	Not necessarily vacuum type
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B51
Specific	Switches
Descriptive	Vacuum Circuit Breaker Voltage 3.3kV
Tech1	Breaking Capacity 150MVA
Tech2	Amps 1,250
Unit size	-
Unit of measurement	Each
ERC	£27,089
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical switchgear
Photo notes	Not necessarily vacuum type
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206B52
Specific	Switches
Descriptive	Vacuum Circuit Breaker Voltage 3.3kV
Tech1	Breaking Capacity 150MVA
Tech2	Amps 2,000
Unit size	-
Unit of measurement	Each
ERC	£53,933
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical switchgear
Photo notes	Not necessarily vacuum type
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206V10
Specific	Switches
Descriptive	Vacuum Circuit Breaker Voltage 3.3kV
Tech1	Breaking Capacity 250MVA
Tech2	Amps 400
Unit size	-
Unit of measurement	Each
ERC	£22,873
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206V11
Specific	Switches
Descriptive	Vacuum Circuit Breaker Voltage 3.3kV
Tech1	Breaking Capacity 250MVA
Tech2	Amps 630
Unit size	-
Unit of measurement	Each
ERC	£31,434
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206V12
Specific	Switches
Descriptive	Vacuum Circuit Breaker Voltage 3.3kV
Tech1	Breaking Capacity 250MVA
Tech2	Amps 800
Unit size	-
Unit of measurement	Each
ERC	£31,434
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206V13
Specific	Switches
Descriptive	Vacuum Circuit Breaker Voltage 3.3kV
Tech1	Breaking Capacity 250MVA
Tech2	Amps 1,250
Unit size	-
Unit of measurement	Each
ERC	£33,951
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206V14
Specific	Switches
Descriptive	Vacuum Circuit Breaker Voltage 3.3kV
Tech1	Breaking Capacity 250MVA
Tech2	Amps 1,600
Unit size	-
Unit of measurement	Each
ERC	£36,785
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206V60
Specific	Switches
Descriptive	Vacuum Circuit Breaker Voltage 33kV
Tech1	Breaking Capacity 500MVA
Tech2	Amps 1,250
Unit size	-
Unit of measurement	Each
ERC	£69,124
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206V61
Specific	Switches
Descriptive	Vacuum Circuit Breaker Voltage 33kV
Tech1	Breaking Capacity 500MVA
Tech2	Amps 1,600
Unit size	-
Unit of measurement	Each
ERC	£65,542
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A circuit breaker is an automatically operated switch that is used to isolate a circuit or large item of machinery from the incoming power. It is designed to operate when a fault condition arises e.g. short circuit or overload, in the same way as a fuse. However it can be reset when the fault condition has been removed. When breaking a high power circuit an arc (or spark) occurs, this can damage the circuit breaker and if the arc is continuous the circuit will not be fully isolated. To prevent this the arc is suppressed by having the contacts surrounded by Sulphur hexafluoride gas (SF6), under oil, in a vacuum or by using an air blast. All types are currently in use but the gas or vacuum type are generally installed in new systems.
Referencing details	Voltage of circuit i.e. 11kV, Breaking capacity i.e. MVA, Current (amps) e.g. 2,000 amp. Age. Indoors or outdoors.
Cost information notes	-
rateable element	A schematic MUST be studied. See Class 1 © (i) Class 1 Table 1 (d) and (f) note:- may be attached under first distribution board but still rateable. If different location but first switch after distribution board - not rateable.
non rateable element	After first distribution board - see note in rateable element.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Distribution Board, Bus Bar, Generator, Cable, Transformer, Rectifier.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206A16
Specific	Transformer
Descriptive	11kV-3.3kV
Tech1	Indoor and Outdoor Installation
Tech2	1000kVA
Unit size	Each
Unit of measurement	Each
ERC	£35,072
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A transformer changes an AC (alternating current) from one voltage to another, here 11,000V to 3,300V They are only found in large heavy works, either in an external pen behind safety fencing or within the switch house.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

Typical transformers.

Photo notes

-

Photo1

Photo2

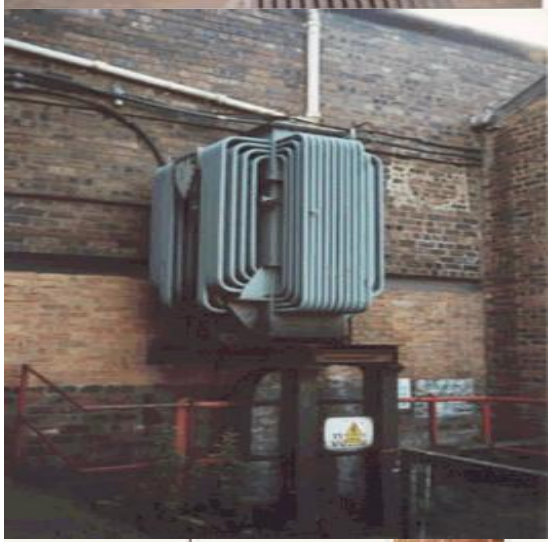

Photo3

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Generic Category	Electrics
CG Code	206A17
Specific	Transformer
Descriptive	11kV-3.3kV
Tech1	Indoor and Outdoor Installation
Tech2	1500kVA
Unit size	Each
Unit of measurement	Each
ERC	£42,985
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A transformer changes an AC (alternating current) from one voltage to another, here 11,000V to 3,300V They are only found in large heavy works, either in an external pen behind safety fencing or within the switch house.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

Typical transformers.

Photo notes

-

Photo1

Photo2

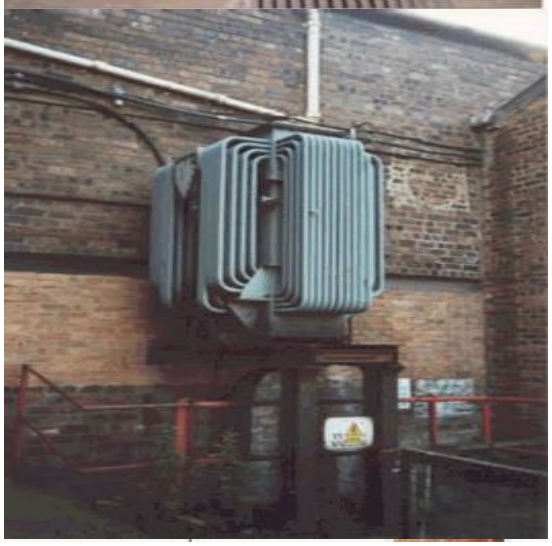

Photo3

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Generic Category	Electrics
CG Code	206A18
Specific	Transformer
Descriptive	11kV-3.3kV
Tech1	Indoor and Outdoor Installation
Tech2	2000kVA
Unit size	Each
Unit of measurement	Each
ERC	£43,164
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A transformer changes an AC (alternating current) from one voltage to another, here 11,000V to 3,300V They are only found in large heavy works, either in an external pen behind safety fencing or within the switch house.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

Typical transformers.

Photo notes

-

Photo1

Photo2

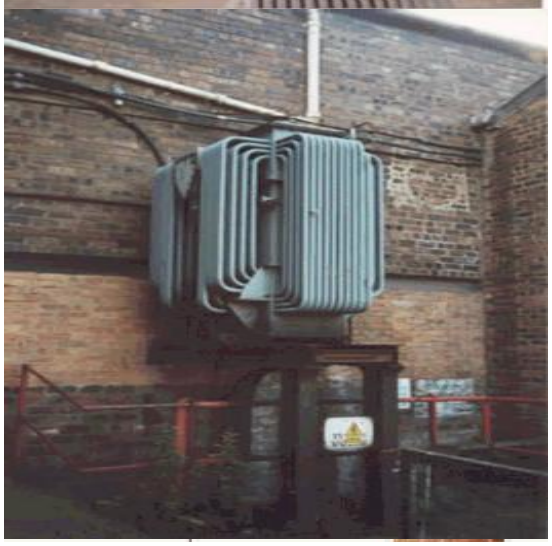

Photo3

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Generic Category	Electrics
CG Code	206A19
Specific	Transformer
Descriptive	11kV-3.3kV
Tech1	Indoor and Outdoor Installation
Tech2	3000kVA
Unit size	Each
Unit of measurement	Each
ERC	£66,184
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A transformer changes an AC (alternating current) from one voltage to another, here 11,000V to 3,300V They are only found in large heavy works, either in an external pen behind safety fencing or within the switch house.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

Typical transformers.

Photo notes

-

Photo1

Photo2

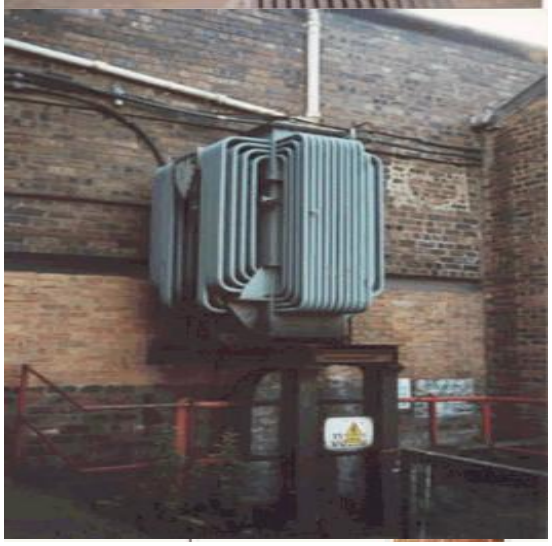

Photo3

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Generic Category	Electrics
CG Code	206A20
Specific	Transformer
Descriptive	11kV-3.3kV
Tech1	Indoor and Outdoor Installation
Tech2	4000kVA
Unit size	Each
Unit of measurement	Each
ERC	£81,113
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A transformer changes an AC (alternating current) from one voltage to another, here 11,000V to 3,300V They are only found in large heavy works, either in an external pen behind safety fencing or within the switch house.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

Typical transformers.

Photo notes

-

Photo1

Photo2

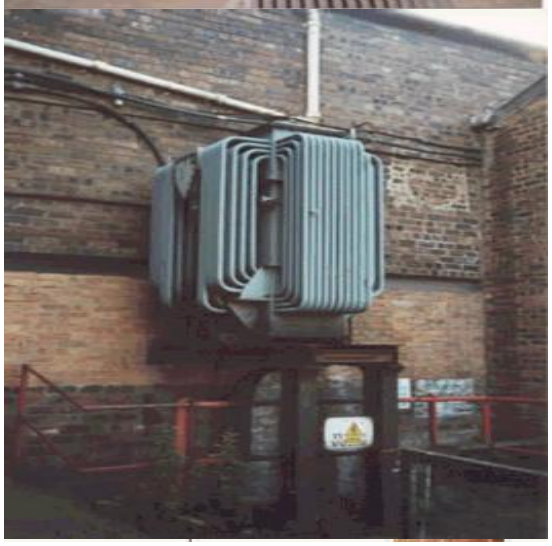

Photo3

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Generic Category	Electrics
CG Code	206A21
Specific	Transformer
Descriptive	11kV-3.3kV
Tech1	Indoor and Outdoor Installation
Tech2	5000kVA
Unit size	Each
Unit of measurement	Each
ERC	£72,300
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A transformer changes an AC (alternating current) from one voltage to another, here 11,000V to 3,300V They are only found in large heavy works, either in an external pen behind safety fencing or within the switch house.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

Typical transformers.

Photo notes

-

Photo1

Photo2

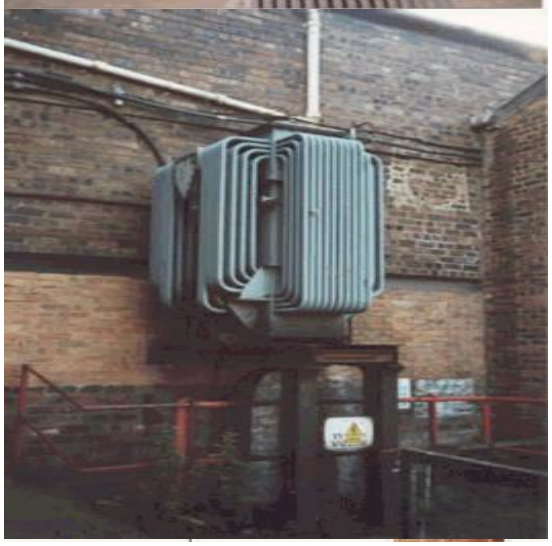

Photo3

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Generic Category	Electrics
CG Code	206A01
Specific	Transformer
Descriptive	11kV-415V
Tech1	Indoor and Outdoor Installation
Tech2	kVA 300
Unit size	-
Unit of measurement	Each
ERC	£15,452
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Transformers 11kV to 415 V The most common rateable transformer sitting inside the boundary fence and dropping the voltage down to 415 v before the first distribution board. This size of transformer may be inside (as part of the switch house) or outside in a pen or behind safety fencing.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1- Indoor 11kV to 415V supplies- main 415V switchboard Photo 2- 11kV to 415V transformer Photo 3- 11kV to 415V works transformer
Photo notes	Photo 1- Cable ducts in floor Photo 2- Common size in many factories Photo 3- within compound
Photo1	

Photo2

Photo3

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Generic Category	Electrics
CG Code	206A02
Specific	Transformer
Descriptive	11kV-415V
Tech1	Indoor and Outdoor Installation
Tech2	kVA 500
Unit size	-
Unit of measurement	Each
ERC	£17,653
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Transformers 11kV to 415V The most common rateable transformer sitting inside the boundary fence and dropping the voltage down to 415V before the first distribution board. This size of transformer may be inside (as part of the switch house) or outside in a pen or behind safety fencing.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1- Indoor 11kV to 415V supplies- main 415V switchboard Photo 2- 11kV to 415V transformer Photo 3- 11kV to 415V works transformer
Photo notes	Photo 1- Cable ducts in floor Photo 2- Common size in many factories Photo 3- within compound
Photo1	

Photo2

Photo3

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Generic Category	Electrics
CG Code	206A03
Specific	Transformer
Descriptive	11kV-415V
Tech1	Indoor and Outdoor Installation
Tech2	kVA 750
Unit size	ONE
Unit of measurement	Each
ERC	£19,550
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Transformers 11kV to 415V The most common rateable transformer sitting inside the boundary fence and dropping the voltage down to 415V before the first distribution board. This size of transformer may be inside (as part of the switch house) or outside in a pen or behind safety fencing.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1- Indoor 11kV to 415V supplies- main 415V switchboard Photo 2- 11kV to 415V transformer Photo 3- 11kV to 415V works transformer
Photo notes	Photo 1- Cable ducts in floor Photo 2- Common size in many factories Photo 3- within compound
Photo1	

Photo2

Photo3

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Generic Category	Electrics
CG Code	206A04
Specific	Transformer
Descriptive	11kV-415V
Tech1	Indoor and Outdoor Installation
Tech2	kVA 800
Unit size	ONE
Unit of measurement	Each
ERC	£19,929
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Transformers 11kV to 415V The most common rateable transformer sitting inside the boundary fence and dropping the voltage down to 415V before the first distribution board. This size of transformer may be inside (as part of the switch house) or outside in a pen or behind safety fencing.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1- Indoor 11kV to 415V supplies- main 415V switchboard Photo 2- 11kV to 415V transformer Photo 3- 11kV to 415V works transformer
Photo notes	Photo 1- Cable ducts in floor Photo 2- Common size in many factories Photo 3- within compound
Photo1	

Photo2

Photo3

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Generic Category	Electrics
CG Code	206A05
Specific	Transformer
Descriptive	11kV-415V
Tech1	Indoor and Outdoor Installation
Tech2	kVA 1000
Unit size	ONE
Unit of measurement	Each
ERC	£22,418
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Transformers 11kV to 415V The most common rateable transformer sitting inside the boundary fence and dropping the voltage down to 415V before the first distribution board. This size of transformer may be inside (as part of the switch house) or outside in a pen or behind safety fencing.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1- Indoor 11kV to 415V supplies- main 415V switchboard Photo 2- 11kV to 415V transformer Photo 3- 11kV to 415V works transformer
Photo notes	Photo 1- Cable ducts in floor Photo 2- Common size in many factories Photo 3- within compound
Photo1	

Photo2

Photo3

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Generic Category	Electrics
CG Code	206A06
Specific	Transformer
Descriptive	11kV-415V
Tech1	Indoor and Outdoor Installation
Tech2	kVA 1500
Unit size	ONE
Unit of measurement	Each
ERC	£31,935
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Transformers 11kV to 415V The most common rateable transformer sitting inside the boundary fence and dropping the voltage down to 415V before the first distribution board. This size of transformer may be inside (as part of the switch house) or outside in a pen or behind safety fencing.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1- Indoor 11kV to 415V supplies- main 415V switchboard Photo 2- 11kV to 415V transformer Photo 3- 11kV to 415V works transformer
Photo notes	Photo 1- Cable ducts in floor Photo 2- Common size in many factories Photo 3- within compound
Photo1	

Photo2

Photo3

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Generic Category	Electrics
CG Code	206A07
Specific	Transformer
Descriptive	11kV-415V
Tech1	Indoor and Outdoor Installation
Tech2	kVA 2000
Unit size	ONE
Unit of measurement	Each
ERC	£31,936
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Transformers 11kV to 415V The most common rateable transformer sitting inside the boundary fence and dropping the voltage down to 415V before the first distribution board. This size of transformer may be inside (as part of the switch house) or outside in a pen or behind safety fencing.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1- Indoor 11kV to 415V supplies- main 415V switchboard Photo 2- 11kV to 415V transformer Photo 3- 11kV to 415V works transformer
Photo notes	Photo 1- Cable ducts in floor Photo 2- Common size in many factories Photo 3- within compound
Photo1	

Photo2

Photo3

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Generic Category	Electrics
CG Code	206A08
Specific	Transformer
Descriptive	11kV-415V
Tech1	Indoor and Outdoor Installation
Tech2	kVA 3000
Unit size	ONE
Unit of measurement	Each
ERC	£41,039
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Transformers 11kV to 415V The most common rateable transformer sitting inside the boundary fence and dropping the voltage down to 415V before the first distribution board. This size of transformer may be inside (as part of the switch house) or outside in a pen or behind safety fencing.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1- Indoor 11kV to 415V supplies- main 415V switchboard Photo 2- 11kV to 415V transformer Photo 3- 11kV to 415V works transformer
Photo notes	Photo 1- Cable ducts in floor Photo 2- Common size in many factories Photo 3- within compound
Photo1	

Photo2

Photo3

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Generic Category	Electrics
CG Code	206A09
Specific	Transformer
Descriptive	11kV-415V
Tech1	Indoor and Outdoor Installation
Tech2	kVA 5000 and over
Unit size	ONE
Unit of measurement	Each
ERC	£57,945
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Transformers 11kV to 415V The most common rateable transformer sitting inside the boundary fence and dropping the voltage down to 415V before the first distribution board. This size of transformer may be inside (as part of the switch house) or outside in a pen or behind safety fencing.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1- Indoor 11kV to 415V supplies- main 415V switchboard Photo 2- 11kV to 415V transformer Photo 3- 11kV to 415V works transformer
Photo notes	Photo 1- Cable ducts in floor Photo 2- Common size in many factories Photo 3- within compound
Photo1	

Photo2

Photo3

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Generic Category	Electrics
CG Code	206A45
Specific	Transformer
Descriptive	132kV-11kV
Tech1	Indoor and Outdoor Installation
Tech2	22kVA
Unit size	Each
Unit of measurement	Each
ERC	£791,346
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A transformer changes an AC (alternating current) from one voltage to another, here 132,000V to 11,000V They are only found in large heavy works, either in an external pen behind safety fencing or within the switch house.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	External transformer.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206A46
Specific	Transformer
Descriptive	132kV-11kV
Tech1	Indoor and Outdoor Installation
Tech2	45kVA
Unit size	Each
Unit of measurement	Each
ERC	£1,384,857
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A transformer changes an AC (alternating current) from one voltage to another, here 132,000V to 11,000V They are only found in large heavy works, either in an external pen behind safety fencing or within the switch house.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	External transformer.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206A47
Specific	Transformer
Descriptive	132kV-11kV
Tech1	Indoor and Outdoor Installation
Tech2	80kVA
Unit size	Each
Unit of measurement	Each
ERC	£2,967,550
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Referencing details	Transformes are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	External transformer.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206A44
Specific	Transformer
Descriptive	132kV-33kV
Tech1	Indoor and Outdoor Installation
Tech2	15000kVA
Unit size	Each
Unit of measurement	Each
ERC	£496,930
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A transformer changes an AC (alternating current) from one voltage to another, here 132,000V to 33,000V They are only found in large heavy works, either in an external pen behind safety fencing or within the switch house.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	External transformer.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206A29
Specific	Transformer
Descriptive	20kV-3.3kV
Tech1	Indoor and Outdoor Installation
Tech2	50kVA
Unit size	Each
Unit of measurement	Each
ERC	£28,236
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A transformer changes an AC (alternating current) from one voltage to another, here 20,000V to 3,300V They are only found in large heavy works, either in an external pen behind safety fencing or within the switch house.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

External transformer.

Photo notes

-

Photo1

Photo2

Photo3

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Generic Category	Electrics
CG Code	206A30
Specific	Transformer
Descriptive	20kV-3.3kV
Tech1	Indoor and Outdoor Installation
Tech2	100kVA
Unit size	Each
Unit of measurement	Each
ERC	£28,596
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A transformer changes an AC (alternating current) from one voltage to another, here 20,000V to 3,300V They are only found in large heavy works, either in an external pen behind safety fencing or within the switch house.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

External transformer.

Photo notes

-

Photo1

Photo2

Photo3

Back

Generic Category	Electrics
CG Code	206A31
Specific	Transformer
Descriptive	20kV-3.3kV
Tech1	Indoor and Outdoor Installation
Tech2	150kVA
Unit size	Each
Unit of measurement	Each
ERC	£32,013
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A transformer changes an AC (alternating current) from one voltage to another, here 20,000V to 3,300V They are only found in large heavy works, either in an external pen behind safety fencing or within the switch house.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

External transformer.

Photo notes

-

Photo1

Photo2

Photo3

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Generic Category	Electrics
CG Code	206A32
Specific	Transformer
Descriptive	20kV-3.3kV
Tech1	Indoor and Outdoor Installation
Tech2	250kVA
Unit size	Each
Unit of measurement	Each
ERC	£39,027
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A transformer changes an AC (alternating current) from one voltage to another, here 20,000V to 3,300V They are only found in large heavy works, either in an external pen behind safety fencing or within the switch house.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

External transformer.

Photo notes

-

Photo1

Photo2

Photo3

Back

Generic Category	Electrics
CG Code	206A33
Specific	Transformer
Descriptive	20kV-3.3kV
Tech1	Indoor and Outdoor Installation
Tech2	500kVA
Unit size	Each
Unit of measurement	Each
ERC	£53,057
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A transformer changes an AC (alternating current) from one voltage to another, here 20,000V to 3,300V They are only found in large heavy works, either in an external pen behind safety fencing or within the switch house.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

External transformer.

Photo notes

-

Photo1

Photo2

Photo3

Back

Generic Category	Electrics
CG Code	206A34
Specific	Transformer
Descriptive	20kV-3.3kV
Tech1	Indoor and Outdoor Installation
Tech2	750kVA
Unit size	Each
Unit of measurement	Each
ERC	£66,006
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A transformer changes an AC (alternating current) from one voltage to another, here 20,000V to 3,300V They are only found in large heavy works, either in an external pen behind safety fencing or within the switch house.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

External transformer.

Photo notes

-

Photo1

Photo2

Photo3

Back

Generic Category	Electrics
CG Code	206A35
Specific	Transformer
Descriptive	20kV-3.3kV
Tech1	Indoor and Outdoor Installation
Tech2	1000kVA
Unit size	Each
Unit of measurement	Each
ERC	£103,234
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A transformer changes an AC (alternating current) from one voltage to another, here 20,000V to 3,300V They are only found in large heavy works, either in an external pen behind safety fencing or within the switch house.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

External transformer.

Photo notes

-

Photo1

Photo2

Photo3

Back

Generic Category	Electrics
CG Code	206A36
Specific	Transformer
Descriptive	20kV-3.3kV
Tech1	Indoor and Outdoor Installation
Tech2	1500kVA
Unit size	Each
Unit of measurement	Each
ERC	£111,868
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A transformer changes an AC (alternating current) from one voltage to another, here 20,000V to 3,300V They are only found in large heavy works, either in an external pen behind safety fencing or within the switch house.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

External transformer.

Photo notes

-

Photo1

Photo2

Photo3

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Generic Category	Electrics
CG Code	206A37
Specific	Transformer
Descriptive	20kV-3.3kV
Tech1	Indoor and Outdoor Installation
Tech2	2000kVA
Unit size	Each
Unit of measurement	Each
ERC	£104,673
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A transformer changes an AC (alternating current) from one voltage to another, here 20,000V to 3,300V They are only found in large heavy works, either in an external pen behind safety fencing or within the switch house.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

External transformer.

Photo notes

-

Photo1

Photo2

Photo3

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Generic Category	Electrics
CG Code	206A38
Specific	Transformer
Descriptive	20kV-3.3kV
Tech1	Indoor and Outdoor Installation
Tech2	3000kVA
Unit size	Each
Unit of measurement	Each
ERC	£114,026
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A transformer changes an AC (alternating current) from one voltage to another, here 20,000V to 3,300V They are only found in large heavy works, either in an external pen behind safety fencing or within the switch house.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

External transformer.

Photo notes

-

Photo1

Photo2

Photo3

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Generic Category	Electrics
CG Code	206A39
Specific	Transformer
Descriptive	20kV-3.3kV
Tech1	Indoor and Outdoor Installation
Tech2	4000kVA
Unit size	Each
Unit of measurement	Each
ERC	£142,982
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A transformer changes an AC (alternating current) from one voltage to another, here 20,000V to 3,300V They are only found in large heavy works, either in an external pen behind safety fencing or within the switch house.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

External transformer.

Photo notes

-

Photo1

Photo2

Photo3

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Generic Category	Electrics
CG Code	206A40
Specific	Transformer
Descriptive	20kV-3.3kV
Tech1	Indoor and Outdoor Installation
Tech2	5000kVA
Unit size	Each
Unit of measurement	Each
ERC	£181,291
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A transformer changes an AC (alternating current) from one voltage to another, here 20,000V to 3,300V They are only found in large heavy works, either in an external pen behind safety fencing or within the switch house.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

External transformer.

Photo notes

-

Photo1

Photo2

Photo3

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Generic Category	Electrics
CG Code	206A22
Specific	Transformer
Descriptive	3.3kV-415V
Tech1	Indoor and Outdoor Installation
Tech2	200kVA
Unit size	Each
Unit of measurement	Each
ERC	£17,086
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A transformer changes an AC (alternating current) from one voltage to another, here 3,300V to 415V They are only found in large heavy works, either in an external pen behind safety fencing or within the switch house.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical transformers.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206A23
Specific	Transformer
Descriptive	3.3kV-415V
Tech1	Indoor and Outdoor Installation
Tech2	315kVA
Unit size	Each
Unit of measurement	Each
ERC	£21,403
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A transformer changes an AC (alternating current) from one voltage to another, here 3,300V to 415V They are only found in large heavy works, either in an external pen behind safety fencing or within the switch house.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical transformers.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206A24
Specific	Transformer
Descriptive	3.3kV-415V
Tech1	Indoor and Outdoor Installation
Tech2	500kVA
Unit size	Each
Unit of measurement	Each
ERC	£23,380
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A transformer changes an AC (alternating current) from one voltage to another, here 3,300V to 415V They are only found in large heavy works, either in an external pen behind safety fencing or within the switch house.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical transformers.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206A25
Specific	Transformer
Descriptive	3.3kV-415V
Tech1	Indoor and Outdoor Installation
Tech2	750kVA
Unit size	Each
Unit of measurement	Each
ERC	£29,675
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A transformer changes an AC (alternating current) from one voltage to another, here 3,300V to 415V They are only found in large heavy works, either in an external pen behind safety fencing or within the switch house.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical transformers.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206A26
Specific	Transformer
Descriptive	3.3kV-415V
Tech1	Indoor and Outdoor Installation
Tech2	1000kVA
Unit size	Each
Unit of measurement	Each
ERC	£33,273
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A transformer changes an AC (alternating current) from one voltage to another, here 3,300V to 415V They are only found in large heavy works, either in an external pen behind safety fencing or within the switch house.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical transformers.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206A27
Specific	Transformer
Descriptive	3.3kV-415V
Tech1	Indoor and Outdoor Installation
Tech2	1500kVA
Unit size	Each
Unit of measurement	Each
ERC	£49,458
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A transformer changes an AC (alternating current) from one voltage to another, here 3,300V to 415V They are only found in large heavy works, either in an external pen behind safety fencing or within the switch house.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical transformers.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206A28
Specific	Transformer
Descriptive	3.3kV-415V
Tech1	Indoor and Outdoor Installation
Tech2	2000kVA
Unit size	Each
Unit of measurement	Each
ERC	£55,034
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A transformer changes an AC (alternating current) from one voltage to another, here 3,300V to 415V They are only found in large heavy works, either in an external pen behind safety fencing or within the switch house.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical transformers.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206A10
Specific	Transformer
Descriptive	33kV-11kV
Tech1	Indoor and Outdoor Installation
Tech2	200kVA
Unit size	Each
Unit of measurement	Each
ERC	£115,645
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Transformers 33kV to 11kV The most common large rateable transformer sitting inside the boundary fence and dropping the voltage down to 11kV before the first distribution board. These are only found in large heavy works. This size of transformer may be inside (as part of the switch house) or outside in a pen or behind safety fencing.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206A11
Specific	Transformer
Descriptive	33kV-11kV
Tech1	Indoor and Outdoor Installation
Tech2	300kVA
Unit size	Each
Unit of measurement	Each
ERC	£156,652
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Transformers 33kV to 11kV The most common large rateable transformer sitting inside the boundary fence and dropping the voltage down to 11kV before the first distribution board. These are only found in large heavy works. This size of transformer may be inside (as part of the switch house) or outside in a pen or behind safety fencing.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206A12
Specific	Transformer
Descriptive	33kV-11kV
Tech1	Indoor and Outdoor Installation
Tech2	400kVA
Unit size	Each
Unit of measurement	Each
ERC	£197,837
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Transformers 33kV to 11kV The most common large rateable transformer sitting inside the boundary fence and dropping the voltage down to 11kV before the first distribution board. These are only found in large heavy works. This size of transformer may be inside (as part of the switch house) or outside in a pen or behind safety fencing.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206A13
Specific	Transformer
Descriptive	33kV-11kV
Tech1	Indoor and Outdoor Installation
Tech2	500kVA
Unit size	Each
Unit of measurement	Each
ERC	£300,711
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Transformers 33kV to 11kV The most common large rateable transformer sitting inside the boundary fence and dropping the voltage down to 11kV before the first distribution board. These are only found in large heavy works. This size of transformer may be inside (as part of the switch house) or outside in a pen or behind safety fencing.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206A14
Specific	Transformer
Descriptive	33kV-11kV
Tech1	Indoor and Outdoor Installation
Tech2	30,000kVA
Unit size	Each
Unit of measurement	Each
ERC	£534,338
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Transformers 33kV to 11kV The most common large rateable transformer sitting inside the boundary fence and dropping the voltage down to 11kV before the first distribution board. These are only found in large heavy works. This size of transformer may be inside (as part of the switch house) or outside in a pen or behind safety fencing.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206A15
Specific	Transformer
Descriptive	33kV-11kV
Tech1	Indoor and Outdoor Installation
Tech2	40,000kVA
Unit size	Each
Unit of measurement	Each
ERC	£729,477
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Transformers 33kV to 11kV The most common large rateable transformer sitting inside the boundary fence and dropping the voltage down to 11kV before the first distribution board. These are only found in large heavy works. This size of transformer may be inside (as part of the switch house) or outside in a pen or behind safety fencing.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206A41
Specific	Transformer
Descriptive	33kV-11kV
Tech1	Indoor and Outdoor Installation
Tech2	15,000kVA
Unit size	Each
Unit of measurement	Each
ERC	£426,787
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A transformer changes an AC (alternating current) from one voltage to another, here 33,000V to 11,000V They are only found in large heavy works, either in an external pen behind safety fencing or within the switch house.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	External transformer.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206A42
Specific	Transformer
Descriptive	66kV-11kV
Tech1	Indoor and Outdoor Installation
Tech2	15000kVA
Unit size	Each
Unit of measurement	Each
ERC	£204,671
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A transformer changes an AC (alternating current) from one voltage to another, here 66,000V to 11,000V They are only found in large heavy works, either in an external pen behind safety fencing or within the switch house.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	External transformer.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206A43
Specific	Transformer
Descriptive	66kV-11kV
Tech1	Indoor and Outdoor Installation
Tech2	4000kVA
Unit size	Each
Unit of measurement	Each
ERC	£558,079
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A transformer changes an AC (alternating current) from one voltage to another, here 66,000V to 11,000V They are only found in large heavy works, either in an external pen behind safety fencing or within the switch house.
Referencing details	Transformers are dangerous. Do not get too close and only under supervision. Most have a plate on them giving the kVa and the upper and lower voltage. Ask the engineer for a SCHEMATIC in order to work out if they are rateable or not.
Cost information notes	-
rateable element	Class 1 Table 1 (e) Main transmission of power - Class 1(i) (in the case of electrical power, the first distribution board). Transformer
non rateable element	If part of process e.g. Electric Arc Furnace Transformer
Adjusted Plant and Machinery	Cables and conductors, switch boards, distribution boards, control panels, and all switchgear and other apparatus thereon.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	External transformer.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Electrics
CG Code	206S94
Specific	Wind turbine aero generator
Descriptive	Onshore
Tech1	11 kWp Rating
Tech2	England and Wales – Under the Green Agenda (SI 2022 No. 405 and SI 2023 No. 1229 W.217) – valuer judgement of £0 ERC
Unit size	-
Unit of measurement	Each
ERC	£65,066
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	This Wind turbine is blended review of a number of Turbines based on a range of 1.5 - 15kWp and is based on nameplate capacity and not a specific Manufacturer or design
Referencing details	-
Cost information notes	Include turbine and groundwork, grid connection, cables and meters and installation and commissioning. Cost does not include any additional roads or infrastructure
rateable element	Turbines, supports, wires, inverter, switchgear and all associated controls and ancillary items. Class 1 Table 1 (m) & List of Accessories
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	See 206S93 206S95

Photo description Indicative photo of Wind Turbine for referencing purposes only

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Electrics
CG Code	206S95
Specific	Wind turbine aero generator
Descriptive	Onshore
Tech1	5 kWp Rating
Tech2	England and Wales – Under the Green Agenda (SI 2022 No. 405 and SI 2023 No. 1229 W.217) – valuer judgement of £0 ERC
Unit size	-
Unit of measurement	Each
ERC	£31,136
Superseded codes	206S96, 206S97, 206S98
Location factor	Considered Not Applicable at time of Publication
Description	This Wind turbine is blended review of a number of Turbines based on a range of 1.5 - 15kWp and is based on nameplate capacity and not a specific Manufacturer or design
Referencing details	-
Cost information notes	Include turbine and groundwork, grid connection, cables and meters and installation and commissioning. Cost does not include any additional roads or infrastructure
rateable element	Turbines, supports, wires, inverter, switchgear and all associated controls and ancillary items. Class 1 Table 1 (m) & List of Accessories
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	See 206S93 206S94

Photo description Indicative photo of Wind Turbine for referencing purposes only

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Electrics
CG Code	206S93
Specific	Wind turbine aero generator
Descriptive	Onshore
Tech1	80 kWp Rating
Tech2	England and Wales – Under the Green Agenda (SI 2022 No. 405 and SI 2023 No. 1229 W.217) – valuer judgement of 50% this ERC
Unit size	-
Unit of measurement	Each
ERC	£324,519
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	This Wind turbine is blended review of a number of Turbines based on a range of 1.5 - 15kWp and is based on nameplate capacity and not a specific Manufacturer or design
Referencing details	-
Cost information notes	Include turbine and groundwork, grid connection, cables and meters and installation and commissioning. Cost does not include any additional roads or infrastructure
rateable element	Turbines, supports, wires, inverter, switchgear and all associated controls and ancillary items. Class 1 Table 1 (m) & List of Accessories
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	See 206S94 206S95

Photo description Indicative photo of Wind Turbine for referencing purposes only

Photo notes -

Photo1

Photo2

Photo3

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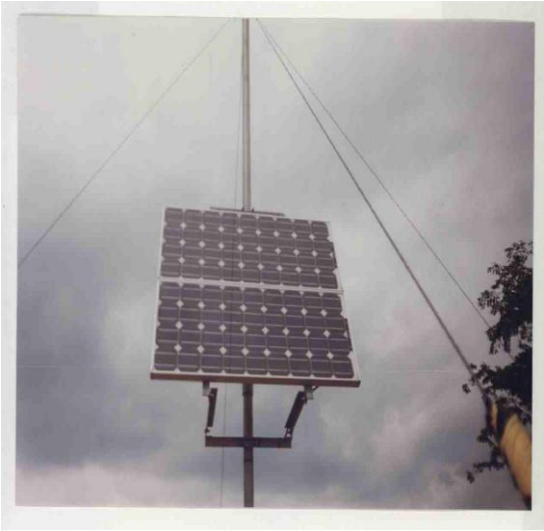
Generic Category	Electrics
CG Code	206M01
Specific	Wind Turbine and Solar Panel
Descriptive	Wind turbine 250W Solar Panel 250W
Tech1	Stayed monopole support
Tech2	Turbine blade up to 1m
Unit size	Each
Unit of measurement	Each
ERC	£4,421
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Small combined turbine and solar installation affixed to a monopole, typically found in remote sites where access to a small power supply is needed. The turbine produces up to 250W in windy conditions, the solar panel produces a charge when there is sufficient solar luminosity rated at 250w. There is a battery included with the installation which is trickle charged by the turbine and panel. An inverter is included to convert direct to alternating current
Referencing details	See photo herewith and compare to installation on site. This cost code is for the very small turbines supported by a short stayed pole and of 12V / 24V circa 250W output. The solar panel will usually be around 1m tall by 1.6m wide. Larger wind turbines and multiple solar panel installations are covered elsewhere in the Cost Guide.
Cost information notes	This cost code is for the very small turbines supported by a short stayed pole and of 12V / 24V circa 250W output. The solar panel will usually be around 1m tall by 1.6m wide. Larger wind turbines and multiple solar panel installations are covered elsewhere in the Cost Guide.
rateable element	Turbines, supports, wires, switchgear and all associated controls and ancillary items. Class 1 Table 1 (m) & List of Accessories.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1,2 & 3 - small 250w windturbine & 250w Solar PV installation.
Photo notes	-
Photo1	
Photo2	

Photo3



Back

Generic Category	Equine
CG Code	61E28A
Specific	Cantilevered Covering Over Canterway
Descriptive	Steel Framed Cantilever structure with roof and one side enclosed.
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m
ERC	£635
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Steel framed cantilevered canterway covering. Columns at 5m centres. Covering to back wall and roof comprise profiled metal sheets supported on galvanised steel rails and purlins. Facia to front and rain water gutters and downpipes to rear. 1.2m brickwork wall to inner side of enclosed side.
Referencing details	Cost based on 5m build up and is per linear metre.
Cost information notes	Cost includes for frame and cladding and brickwork wall only. See Equine Gallop code for topping and exercise track costs. Fencing and flood lighting is not included in cost. Cost based on rear wall height of 5m and cantilevered roof span of 3.5m.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations -

Photo description -

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Equine
CG Code	61E19A
Specific	Gallop
Descriptive	Training Gallop with fencing and silica sand - synthetic topping.
Tech1	Flexi Fibre Topping
Tech2	50mm
Unit size	-
Unit of measurement	m2
ERC	£41
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	External Equine Gallop with built in drainage and synthetic topping layer mixed with silica sand. Cost based on one furlong (201m) includes drainage within the gallop, enclosure fence and the appropriate topping material specific to the code. Excludes retaining boards and lighting.
Referencing details	Measure the length and breadth of the gallop at the fence line.
Cost information notes	Cost based on one furlong (201m) includes drainage within the gallop, enclosure fence and the appropriate topping material specific to the code. Excludes retaining boards and lighting.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Cost is a unit rate so size variations can be accommodated by pro rata.
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Equine
CG Code	61E20A
Specific	Gallop
Descriptive	Training Gallop with fencing and silica sand - synthetic topping.
Tech1	Flexi Fibre Topping
Tech2	100mm
Unit size	-
Unit of measurement	m2
ERC	£45
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	External Equine Gallop with built in drainage and synthetic topping layer mixed with silica sand. Cost based on one furlong (201m) includes drainage within the gallop, enclosure fence and the appropriate topping material specific to the code. Excludes retaining boards and lighting.
Referencing details	Measure the length and breadth of the gallop at the fence line.
Cost information notes	Cost based on one furlong (201m) includes drainage within the gallop, enclosure fence and the appropriate topping material specific to the code. Excludes retaining boards and lighting.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Cost is a unit rate so size variations can be accommodated by pro rata.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Equine
CG Code	61E21A
Specific	Gallop
Descriptive	Training Gallop with fencing and silica sand - synthetic topping.
Tech1	PVC Granules
Tech2	50mm
Unit size	-
Unit of measurement	m2
ERC	£40
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	External Equine Gallop with built in drainage and synthetic topping layer mixed with silica sand. Cost based on one furlong (201m) includes drainage within the gallop, enclosure fence and the appropriate topping material specific to the code. Excludes retaining boards and lighting.
Referencing details	Measure the length and breadth of the gallop at the fence line.
Cost information notes	Cost based on one furlong (201m) includes drainage within the gallop, enclosure fence and the appropriate topping material specific to the code. Excludes retaining boards and lighting.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Cost is a unit rate so size variations can be accommodated by pro rata.
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Equine
CG Code	61E22A
Specific	Gallop
Descriptive	Training Gallop with fencing and silica sand - synthetic topping.
Tech1	PVC Granules
Tech2	100mm
Unit size	-
Unit of measurement	m2
ERC	£43
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	External Equine Gallop with built in drainage and synthetic topping layer mixed with silica sand. Cost based on one furlong (201m) includes drainage within the gallop, enclosure fence and the appropriate topping material specific to the code. Excludes retaining boards and lighting.
Referencing details	Measure the length and breadth of the gallop at the fence line.
Cost information notes	Cost based on one furlong (201m) includes drainage within the gallop, enclosure fence and the appropriate topping material specific to the code. Excludes retaining boards and lighting.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Cost is a unit rate so size variations can be accommodated by pro rata.
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Equine
CG Code	61E23A
Specific	Gallop
Descriptive	Training Gallop with fencing and silica sand - synthetic topping.
Tech1	Rubber Chippings
Tech2	50mm
Unit size	-
Unit of measurement	m2
ERC	£42
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	External Equine Gallop with built in drainage and synthetic topping layer mixed with silica sand. Cost based on one furlong (201m) includes drainage within the gallop, enclosure fence and the appropriate topping material specific to the code. Excludes retaining boards and lighting.
Referencing details	Measure the length and breadth of the gallop at the fence line.
Cost information notes	Cost based on one furlong (201m) includes drainage within the gallop, enclosure fence and the appropriate topping material specific to the code. Excludes retaining boards and lighting.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Cost is a unit rate so size variations can be accommodated by pro rata.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Equine
CG Code	61E24A
Specific	Gallop
Descriptive	Training Gallop with fencing and silica sand - synthetic topping.
Tech1	Rubber Chippings
Tech2	100mm
Unit size	-
Unit of measurement	m2
ERC	£46
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	External Equine Gallop with built in drainage and synthetic topping layer mixed with silica sand. Cost based on one furlong (201m) includes drainage within the gallop, enclosure fence and the appropriate topping material specific to the code. Excludes retaining boards and lighting.
Referencing details	Measure the length and breadth of the gallop at the fence line.
Cost information notes	Cost based on one furlong (201m) includes drainage within the gallop, enclosure fence and the appropriate topping material specific to the code. Excludes retaining boards and lighting.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Cost is a unit rate so size variations can be accommodated by pro rata.
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Equine
CG Code	61E25A
Specific	Gallop
Descriptive	Training Gallop with fencing and silica sand - synthetic topping.
Tech1	Shredded Rubber
Tech2	50mm
Unit size	-
Unit of measurement	m2
ERC	£43
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	External Equine Gallop with built in drainage and synthetic topping layer mixed with silica sand. Cost based on one furlong (201m) includes drainage within the gallop, enclosure fence and the appropriate topping material specific to the code. Excludes retaining boards and lighting.
Referencing details	Measure the length and breadth of the gallop at the fence line.
Cost information notes	Cost based on one furlong (201m) includes drainage within the gallop, enclosure fence and the appropriate topping material specific to the code. Excludes retaining boards and lighting.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Cost is a unit rate so size variations can be accommodated by pro rata.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Equine
CG Code	61E26A
Specific	Gallop
Descriptive	Training Gallop with fencing and silica sand - synthetic topping.
Tech1	Shredded Rubber
Tech2	100mm
Unit size	-
Unit of measurement	m2
ERC	£48
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	External Equine Gallop with built in drainage and synthetic topping layer mixed with silica sand. Cost based on one furlong (201m) includes drainage within the gallop, enclosure fence and the appropriate topping material specific to the code. Excludes retaining boards and lighting.
Referencing details	Measure the length and breadth of the gallop at the fence line.
Cost information notes	Cost based on one furlong (201m) includes drainage within the gallop, enclosure fence and the appropriate topping material specific to the code. Excludes retaining boards and lighting.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Cost is a unit rate so size variations can be accommodated by pro rata.
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Equine
CG Code	61E27A
Specific	Horse Walker
Descriptive	Training Walker with fencing and silica sand without topping layer.
Tech1	12m Diameter inner fence
Tech2	4m wide exercise surface
Unit size	-
Unit of measurement	Each
ERC	£29,766
Superseded codes	61E27B
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	External Equine Training Walker with built in drainage excluding topping layer but including silica sand. Cost includes drainage within the walker, walker rotator, switchgear and fencing. Does not include walker roof. See Variations for advice on further additions or deductions.
Referencing details	-
Cost information notes	Rate includes drainage within the walker, enclosure fences and the walker rotator.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add for topping material. Costs for surfaces are: 100mm Flexi Fibre use code 61E27V1; 100mm PVC Granules use code 61E27V2; 100mm Rubber Chippings use code 61E27V3; 100mm Shredded Rubber 61E27V4. Area of training surface is 804 m2. Deduct using code 61E27V5 to exclude Walker rotator and controls. Add using code 61E27V6 per lighting column.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Equine
CG Code	61E11A
Specific	Manège
Descriptive	Riding School with Synthetic Top Surface.
Tech1	Flexi Fibre Topping
Tech2	50mm
Unit size	-
Unit of measurement	m2
ERC	£33
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	External equine schooling enclosure or Manège with built in drainage and synthetic topping layer mixed with silica sand. Schools generally range in size between 40 - 42m long and 20 - 22m wide but variations do occur depending upon site constraints.
Referencing details	Measure the length and breadth of the school at the fence line. Cost does not apply to indoor Schools.
Cost information notes	Cost includes flood lighting, drainage within the school, enclosure fence, kick boards and the appropriate topping material specific to the code.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Cost is a unit rate so size variations can be accommodated by pro rata.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Equine
CG Code	61E12A
Specific	Manège
Descriptive	Riding School with Synthetic Top Surface.
Tech1	Flexi Fibre Topping
Tech2	100mm
Unit size	-
Unit of measurement	m2
ERC	£35
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	External equine schooling enclosure or Manège with built in drainage and synthetic topping layer mixed with silica sand. Schools generally range in size between 40 - 42m long and 20 - 22m wide but variations do occur depending upon site constraints.
Referencing details	Measure the length and breadth of the school at the fence line. ERC does not apply to indoor Schools.
Cost information notes	Cost includes flood lighting, drainage within the school, enclosure fence, kick boards and the appropriate topping material specific to the code.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Cost is a unit rate so size variations can be accommodated by pro rata.
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Equine
CG Code	61E13A
Specific	Manège
Descriptive	Riding School with Synthetic Top Surface.
Tech1	PVC Granules
Tech2	50mm
Unit size	-
Unit of measurement	m2
ERC	£32
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	External equine schooling enclosure or Manège with built in drainage and synthetic topping layer mixed with silica sand. Schools generally range in size between 40 - 42m long and 20 - 22m wide but variations do occur depending upon site constraints.
Referencing details	Measure the length and breadth of the school at the fence line. Cost does not apply to indoor Schools.
Cost information notes	Cost includes flood lighting, drainage within the school, enclosure fence, kick boards and the appropriate topping material specific to the code.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Cost is a unit rate so size variations can be accommodated by pro rata.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Equine
CG Code	61E14A
Specific	Manège
Descriptive	Riding School with Synthetic Top Surface.
Tech1	PVC Granules
Tech2	100mm
Unit size	-
Unit of measurement	m2
ERC	£34
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	External equine schooling enclosure or Manège with built in drainage and synthetic topping layer mixed with silica sand. Schools generally range in size between 40 - 42m long and 20 - 22m wide but variations do occur depending upon site constraints.
Referencing details	Measure the length and breadth of the school at the fence line. Cost does not apply to indoor Schools.
Cost information notes	Cost includes flood lighting, drainage within the school, enclosure fence, kick boards and the appropriate topping material specific to the code.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Cost is a unit rate so size variations can be accommodated by pro rata.
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Equine
CG Code	61E15A
Specific	Manège
Descriptive	Riding School with Synthetic Top Surface.
Tech1	Rubber Chippings
Tech2	50mm
Unit size	-
Unit of measurement	m2
ERC	£33
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	External equine schooling enclosure or Manège with built in drainage and synthetic topping layer mixed with silica sand. Schools generally range in size between 40 - 42m long and 20 - 22m wide but variations do occur depending upon site constraints.
Referencing details	Measure the length and breadth of the school at the fence line. Cost does not apply to indoor Schools.
Cost information notes	Cost includes flood lighting, drainage within the school, enclosure fence, kick boards and the appropriate topping material specific to the code.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Cost is a unit rate so size variations can be accommodated by pro rata.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Equine
CG Code	61E16A
Specific	Manège
Descriptive	Riding School with Synthetic Top Surface.
Tech1	Rubber Chippings
Tech2	100mm
Unit size	-
Unit of measurement	m2
ERC	£37
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	External equine schooling enclosure or Manège with built in drainage and synthetic topping layer mixed with silica sand. Schools generally range in size between 40 - 42m long and 20 - 22m wide but variations do occur depending upon site constraints.
Referencing details	Measure the length and breadth of the school at the fence line. Cost does not apply to indoor Schools.
Cost information notes	Cost includes flood lighting, drainage within the school, enclosure fence, kick boards and the appropriate topping material specific to the code.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Cost is a unit rate so size variations can be accommodated by pro rata.
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Equine
CG Code	61E17A
Specific	Manège
Descriptive	Riding School with Synthetic Top Surface.
Tech1	Shredded Rubber
Tech2	50mm
Unit size	-
Unit of measurement	m2
ERC	£34
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	External equine schooling enclosure or Manège with built in drainage and synthetic topping layer mixed with silica sand. Schools generally range in size between 40 - 42m long and 20 - 22m wide but variations do occur depending upon site constraints.
Referencing details	Measure the length and breadth of the school at the fence line. Cost does not apply to indoor Schools.
Cost information notes	Cost includes flood lighting, drainage within the school, enclosure fence, kick boards and the appropriate topping material specific to the code.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Cost is a unit rate so size variations can be accommodated by pro rata.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Equine
CG Code	61E18A
Specific	Manège
Descriptive	Riding School with Synthetic Top Surface.
Tech1	Shredded Rubber
Tech2	100mm
Unit size	-
Unit of measurement	m2
ERC	£39
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	External equine schooling enclosure or Manège with built in drainage and synthetic topping layer mixed with silica sand. Schools generally range in size between 40 - 42m long and 20 - 22m wide but variations do occur depending upon site constraints.
Referencing details	Measure the length and breadth of the school at the fence line. Cost does not apply to indoor Schools.
Cost information notes	Cost includes flood lighting, drainage within the school, enclosure fence, kick boards and the appropriate topping material specific to the code.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Cost is a unit rate so size variations can be accommodated by pro rata.
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Equine
CG Code	61E03A
Specific	Medical facilities
Descriptive	Equine Clinical Care Trauma Unit
Tech1	Single storey steel frame specialist treatment and rehabilitation building with treatment boxes and office accommodation.
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,890
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Purpose built Equine Trauma centre and rehabilitation unit. Steel frame single storey structure with padded loose boxes and recuperation areas. Office accomodation within building on mezzanine structures.
Referencing details	Measure Gross External Area in m2
Cost information notes	Cost excludes external works, paving and landscaping and site drainage but includes external lighting CCTV and security systems.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

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Generic Category	Equine
CG Code	61E05A
Specific	Medical facilities
Descriptive	Equine Hospital
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,207
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Purpose built equine hospital, steel frame with concrete block walling in cavity work, rendered painted finish or facing brick work. Treatment and pennning areas on ground floor with offices and reception areas. First floor offices and storage areas.
Referencing details	Measure Gross External Area in m2
Cost information notes	Cost excludes external works, paving and landscaping and site drainage but includes external lighting CCTV and security systems.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Equine
CG Code	61E04A
Specific	Medical facilities
Descriptive	Equine X - Ray building with MRI facilities.
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£4,118
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Equine radiography building with MRI facilities.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

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Generic Category	Equine
CG Code	61E08A
Specific	Medical facilities
Descriptive	Operating Theatre
Tech1	High Specification
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£3,992
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	High specification operating theatre in purpose built fully equipped building.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

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Generic Category	Equine
CG Code	61E09A
Specific	Medical facilities
Descriptive	Operating Theatre
Tech1	Low Specification
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£3,266
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Low Specification Equine Operating Theatre.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

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Generic Category	Equine
CG Code	61E06A
Specific	Medical facilities
Descriptive	Pathology Laboratory
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£3,200
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Modern fully equipped equine pathology lab and cold storage area. Offices, laboratories and consulting rooms with welfare and washing facilities. Pathology unit comprising refrigerated storage/handling unit, post mortem room, viewing room, changing and shower rooms, laboratories and consulting rooms. Concrete frame facing brickwork elevations, high specification Mechanical & Electrical services fit out.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Equine
CG Code	61E07A
Specific	Medical facilities
Descriptive	Pharmacy and dispensary with secure storage facilites.
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,832
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pharmacy dispensing facility including offices, distribution and storage rooms. Construction details comprise substructure Reinforced Concrete, steel frame, concrete upper floors, sheet metal cladding and cavity brick and blockwork below. Blockwork and metal stud partitions with plasterboard and painted skim finish. Whiterock and ceramic tiles to dispensing area and labs, vinyl floor coverings. Plasterboard and suspended ceilings. Space heating High specification Mechanical & Electrical services fit out with CCTV alarms and access control. Refrigerated cold storage and air conditioning.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

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Generic Category	Equine
CG Code	61E10A
Specific	Post & Rail Fencing
Descriptive	Treated Softwood
Tech1	1.2m High
Tech2	3 Rails
Unit size	-
Unit of measurement	m
ERC	£27
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Timber fencing, 1.2m high, post and 3 rails, 90mm x 38mm softwood rails. 125mm x 100mm treated softwood posts double morticed for rails, 125mm x 125mm corner posts driven into ground at 2.5m centres.
Referencing details	Measure the length of the fence line.
Cost information notes	Cost based on 10 m length of fence with 2 corner posts.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Cost is a unit rate so size variations can be accommodated by pro rata.
Photo description	-
Photo notes	-

Photo1

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Generic Category	Equine
CG Code	61E01A
Specific	Swimming Pool
Descriptive	Circular Equine Training and Hydro Therapy Pool.
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,062
Superseded codes	61E01B
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Circular Equine Hydrotherapy Pool, within insulated Industrial style portal frame building. Pool dimensions internal diameter of 3m external diameter of 9m and 3m deep with 2 m wide ramp at one end.
Referencing details	-
Cost information notes	Cost includes the building and forming a hydrotherapy pool. The building is insulated along with the pool walls and floors and based on 3.5m ht Industrial building. Cost does not include Mechanical & Electrical services, pumps water heaters, filtration plant duct.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Equine
CG Code	61E02A
Specific	Swimming Pool
Descriptive	Rectangular Equine Training and Hydro Therapy Pool.
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£993
Superseded codes	61E02B
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Rectangular Equine Hydrotherapy Pool, within insulated Industrial style portal frame building. Pool dimensions 10m long by 3m wide and 3m deep with ramp at one end.
Referencing details	-
Cost information notes	Cost includes the building and forming a hydrotherapy pool. The building is insulated along with the pool walls and floors and based on 3.5m ht Industrial building. Cost does not include Mechanical & Electrical services, pumps water heaters, filtration plant duct.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

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Generic Category	Equine
CG Code	61E27V1
Specific	Variation
Descriptive	Additional cost for toppings to Horse Walker-Flexi fibre
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£7
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Addition of costs to be used in conjunction with Codes for Equine
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Equine
CG Code	61E27V2
Specific	Variation
Descriptive	Additional cost for toppings to Horse Walker-PVC Granules
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£5
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Addition of costs to be used in conjunction with Codes for Equine
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Equine
CG Code	61E27V3
Specific	Variation
Descriptive	Additional cost for toppings to Horse Walker-Rubber Chippings
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£8
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Addition of costs to be used in conjunction with Codes for Equine
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Equine
CG Code	61E27V4
Specific	Variation
Descriptive	Additional cost for toppings to Horse Walker-Shredded Rubber
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£10
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Addition of costs to be used in conjunction with Codes for Equine
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Equine
CG Code	61E27V5
Specific	Variation
Descriptive	Deduct cost of Horse Walker
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£7,582
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Deduction of costs to be used in conjunction with Codes for Equine
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Equine
CG Code	61E27V6
Specific	Variation
Descriptive	Add cost of Lighting column to horse walker
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£293
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Addition of costs to be used in conjunction with Codes for Equine
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Fencing
CG Code	33U2CA
Specific	Chain link
Descriptive	Galvanised
Tech1	Concrete posts at 3m Centres
Tech2	900mm high
Unit size	m
Unit of measurement	m
ERC	£21
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Galvanised mild steel wire in 50mm mesh. Three lines galvanised mild steel plain wire threaded through concrete posts at 3m centres and strained with eyebolts and winding brackets. Cost includes for setting posts in position, to a depth of 0.60m for fences not exceeding 1.40m high and depth of 0.76m for fences over 1.40m high. Cost includes excavating post holes, filling to within 150mm of ground level with concrete and all necessary backfilling
Referencing details	Measure length and height
Cost information notes	Extra over for end straining posts and struts. Rate inclusive of Prelims at 12%
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Fencing
CG Code	33U2CK
Specific	Chain link
Descriptive	Galvanised
Tech1	Concrete posts at 3m Centres
Tech2	1.2m high
Unit size	m
Unit of measurement	m
ERC	£21
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Galvanised mild steel wire in 50mm mesh. Three lines galvanised mild steel plain wire threaded through concrete posts at 3m centres and strained with eyebolts and winding brackets. Cost includes for setting posts in position, to a depth of 0.60m for fences not exceeding 1.40m high and depth of 0.76m for fences over 1.40m high. Cost includes excavating post holes, filling to within 150mm of ground level with concrete and all necessary backfilling
Referencing details	Measure length and height
Cost information notes	Extra over for end straining posts and struts. Rate inclusive of Prelims at 12%
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Fencing
CG Code	33U2CP
Specific	Chain link
Descriptive	Galvanised
Tech1	Concrete posts at 3m Centres
Tech2	1.5m high
Unit size	m
Unit of measurement	m
ERC	£24
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Chain Link Fencing; BS1722 part 1; 3mm diameter plastic coated mild steel wire in 50mm mesh; galvanised mild steel and tying wire; three line wires threaded through posts and strained with eye bolts and winding brackets
Referencing details	Measure length and height
Cost information notes	Extra over for end straining posts and struts. Rate inclusive of Prelims at 12%
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fencing
CG Code	33U2CV
Specific	Chain link
Descriptive	Galvanised
Tech1	Concrete posts at 3m Centres
Tech2	1.8m high
Unit size	m
Unit of measurement	m
ERC	£28
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Galvanised mild steel wire in 50mm mesh. Three lines galvanised mild steel plain wire threaded through concrete posts at 3m centres and strained with eyebolts and winding brackets. Cost includes for setting posts in position, to a depth of 0.60m for fences not exceeding 1.40m high and depth of 0.76m for fences over 1.40m high. Cost includes excavating post holes, filling to within 150mm of ground level with concrete and all necessary backfilling
Referencing details	Measure length and height
Cost information notes	Extra over for end straining posts and struts. Rate inclusive of Prelims at 12%
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fencing
CG Code	33U2D5
Specific	Chain link
Descriptive	Galvanised
Tech1	Concrete posts at 3m Centres
Tech2	2.4m high
Unit size	m
Unit of measurement	m
ERC	£37
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Galvanised mild steel wire in 50mm mesh. Three lines galvanised mild steel plain wire threaded through concrete posts at 3m centres and strained with eyebolts and winding brackets. Cost includes for setting posts in position, to a depth of 0.60m for fences not exceeding 1.40m high and depth of 0.76m for fences over 1.40m high. Cost includes excavating post holes, filling to within 150mm of ground level with concrete and all necessary backfilling
Referencing details	Measure length and height
Cost information notes	Extra over for end straining posts and struts. Rate inclusive of Prelims at 12%
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fencing
CG Code	33U2GA
Specific	Chain link
Descriptive	Plastic Coated
Tech1	900mm high
Tech2	Conc posts at 3m Centres
Unit size	m
Unit of measurement	m
ERC	£21
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Chain Link Fencing; BS1722 part 1; 3mm diameter plastic coated mild steel wire in 50mm mesh; galvanised mild steel and tying wire; three line wires threaded through posts and strained with eye bolts and winding brackets
Referencing details	Measure length and height
Cost information notes	Extra over for end straining posts and struts. Rate inclusive of Prelims at 12%
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

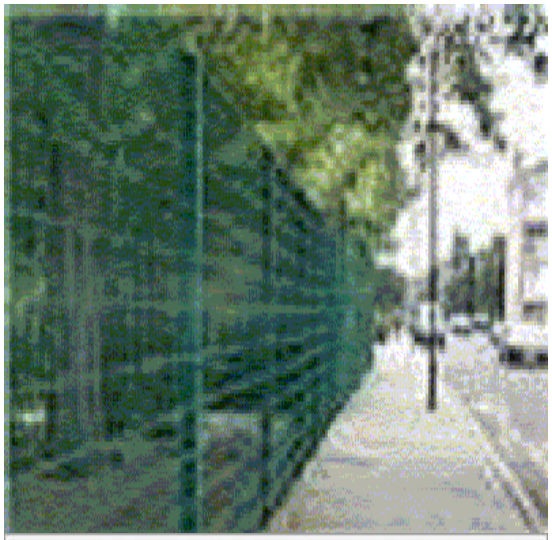

Photo2

Photo3

Back

Generic Category	Fencing
CG Code	33U2GK
Specific	Chain link
Descriptive	Plastic Coated
Tech1	1.20m high
Tech2	Conc posts at 3m Centres
Unit size	m
Unit of measurement	m
ERC	£21
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Chain Link Fencing; BS1722 part 1; 3mm diameter plastic coated mild steel wire in 50mm mesh; galvanised mild steel and tying wire; three line wires threaded through posts and strained with eye bolts and winding brackets
Referencing details	Measure length and height
Cost information notes	Extra over for end straining posts and struts. Rate inclusive of Prelims at 12%
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

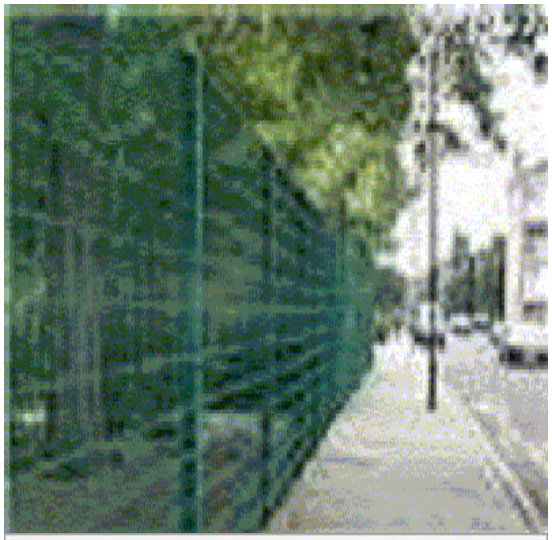

Photo2

Photo3

Back

Generic Category	Fencing
CG Code	33U2GP
Specific	Chain link
Descriptive	Plastic Coated
Tech1	1.5m high
Tech2	Conc posts at 3m Centres
Unit size	m
Unit of measurement	m
ERC	£23
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Chain Link Fencing; BS1722 part 1; 3mm diameter plastic coated mild steel wire in 50mm mesh; galvanised mild steel and tying wire; three line wires threaded through posts and strained with eye bolts and winding brackets
Referencing details	Measure length and height
Cost information notes	Extra over for end straining posts and struts. Rate inclusive of Prelims at 12%
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

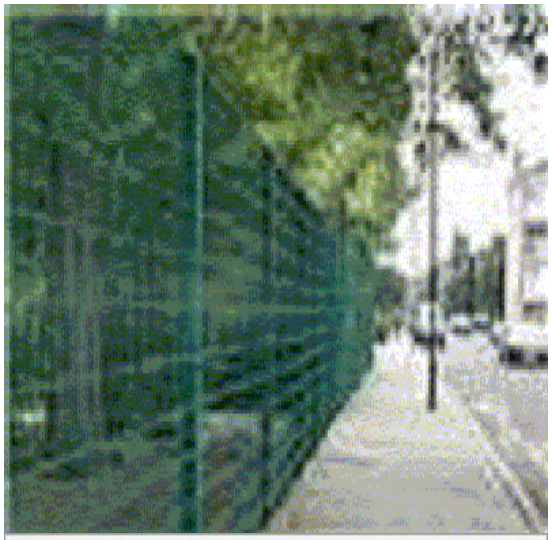

Photo2

Photo3

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Generic Category	Fencing
CG Code	33U2GV
Specific	Chain link
Descriptive	Plastic Coated
Tech1	1.8m high
Tech2	Conc posts at 3m Centres
Unit size	m
Unit of measurement	m
ERC	£26
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Plastic coated mild steel wire in 50mm mesh. Three lines plastic coated mild steel plain wire threaded through concrete posts and strained with eyebolts and winding brackets. Plastic coated mild steel mesh: concrete posts at 3.0m centres
Referencing details	Measure length and height
Cost information notes	Extra over for end (one strut) and angle (two strut) straining posts
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

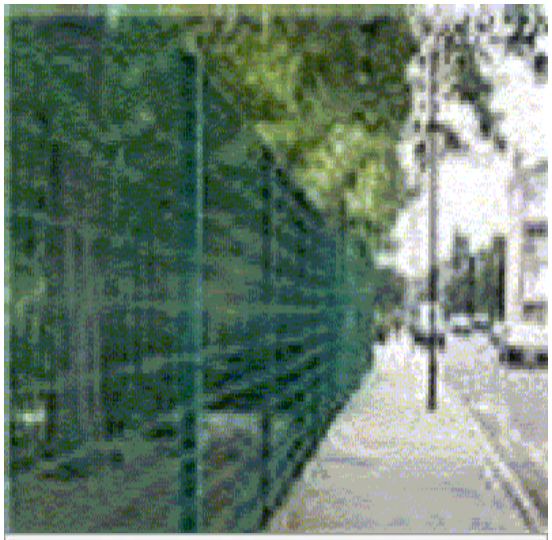

Photo2

Photo3

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Generic Category	Fencing
CG Code	33U2K5
Specific	Chain link
Descriptive	Tennis courts
Tech1	Steel post galvanised chain link with gates
Tech2	36m x 18m x 2.75m ht
Unit size	-
Unit of measurement	Nr
ERC	£2,863
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Galvanised mild steel wire in 50mm mesh. Three lines galvanised mild steel plain wire threaded through steel posts and strained with eye bolts and winding brackets. Includes a mild steel mesh covered gate. Galvanised mild steel mesh; galvanised mild steel posts at 3.0m centres
Referencing details	Measure length and height
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Fencing and Gates, Chain link surround to tennis court.
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fencing
CG Code	33U2KA
Specific	Chain link
Descriptive	Tennis courts
Tech1	Steel post galvanised chain link with gates
Tech2	36m x 18m x 3.66m ht
Unit size	-
Unit of measurement	Nr
ERC	£4,386
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Galvanised mild steel wire in 50mm mesh. Three lines galvanised mild steel plain wire threaded through steel posts and strained with eye bolts and winding brackets. Includes a mild steel mesh covered gate. Galvanised mild steel mesh; galvanised mild steel posts at 2.5m centres
Referencing details	Measure length and height
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Fencing and Gates, Chain link surround to tennis court.
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fencing
CG Code	33U2A5
Specific	Concrete
Descriptive	Post and Wire
Tech1	Concrete posts at 2.75m Centres
Tech2	900mm high
Unit size	m
Unit of measurement	m
ERC	£21
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Strained wire fencing BS1722 part 3; 4mm diameter galvinised mild steel plain wire threaded through posts and strained with eye bolts, 900mm high; three line; concrete posts at 2.75m centres. Cost includes for excavating post holes, filling to within 150mm ground level with all necessary backfilling.
Referencing details	-
Cost information notes	Three line; concrete posts at 2.75m centres.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fencing
CG Code	33U2AA
Specific	Concrete
Descriptive	Post and Wire
Tech1	Concrete posts at 2.75m Centres
Tech2	1.07m high
Unit size	m
Unit of measurement	m
ERC	£21
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Strained wire fencing BS1722 part 3; 4mm diameter galvinised mild steel plain wire threaded through posts and strained with eye bolts, 900mm high; three line; concrete posts at 2.75m centres. Cost includes for excavating post holes, filling to within 150mm ground level with all necessary backfilling.
Referencing details	-
Cost information notes	Six line; posts at 2.75m centres. Extra for end concrete straining post, one strut .
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fencing
CG Code	33U2AF
Specific	Concrete
Descriptive	Post and Wire
Tech1	Concrete posts at 2.75m Centres
Tech2	1.20m high
Unit size	m
Unit of measurement	m
ERC	£22
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Strained wire fencing BS1722 part 3; 4mm diameter galvinised mild steel plain wire threaded through posts and strained with eye bolts, 900mm high; three line; concrete posts at 2.75m centres. Cost includes for excavating post holes, filling to within 150mm ground level with all necessary backfilling.
Referencing details	-
Cost information notes	Six line; posts at 2.75m centres. Extra for end concrete straining post, one strut .
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fencing
CG Code	33U2AK
Specific	Concrete
Descriptive	Post and Wire
Tech1	Concrete posts at 2.75m Centres
Tech2	1.40m high
Unit size	m
Unit of measurement	m
ERC	£22
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Strained wire fencing BS1722 part 3; 4mm diameter galvinised mild steel plain wire threaded through posts and strained with eye bolts, 900mm high; three line; concrete posts at 2.75m centres. Cost includes for excavating post holes, filling to within 150mm ground level with all necessary backfilling.
Referencing details	-
Cost information notes	Eight line; posts at 2.75m centres. Extra for end concrete straining post, one strut .
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Fencing
CG Code	33U2P5
Specific	Concrete
Descriptive	Sectional concrete panel
Tech1	305mm x 38mm x 1753mm slabs
Tech2	1.2m high
Unit size	m
Unit of measurement	m
ERC	£59
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Precast concrete slab, 305mm x 38mm x 1753mm slabs fitted into twice grooved concrete posts. Posts at 1.83m centres. Precast concrete slab fencing. Cost includes for excavating post holes, filling to within 150mm ground level with all necessary backfilling.
Referencing details	Measure length and height
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Sectional Concrete fence panel
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Fencing
CG Code	33U2PA
Specific	Concrete
Descriptive	Sectional concrete panel
Tech1	305mm x 38mm x 1753mm slabs
Tech2	1.5m high
Unit size	m
Unit of measurement	m
ERC	£73
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Precast concrete slab, 305mm x 38mm x 1753mm slabs fitted into twice grooved concrete posts. Posts at 1.83m centres. Precast concrete slab fencing. Cost includes for excavating post holes, filling to within 150mm ground level with all necessary backfilling.
Referencing details	Measure length and height
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Sectional Concrete fence panel
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Fencing
CG Code	33U2PF
Specific	Concrete
Descriptive	Sectional concrete panel
Tech1	305mm x 38mm x 1753mm slabs
Tech2	1.8m high
Unit size	m
Unit of measurement	m
ERC	£79
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Precast concrete slab, 305mm x 38mm x 1753mm slabs fitted into twice grooved concrete posts. Posts at 1.83m centres. Precast concrete slab fencing. Cost includes for excavating post holes, filling to within 150mm ground level with all necessary backfilling.
Referencing details	Measure length and height
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	photo taken from allen concrete, information on public domain
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Fencing
CG Code	33U2YG
Specific	Metal
Descriptive	Diamond mesh
Tech1	3m panels; flat section edges on steel post at 3.0m centres
Tech2	1.8m high
Unit size	-
Unit of measurement	m
ERC	£115
Superseded codes	10129
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Fencing - Metal Diamond mesh flat section edges on steel post at 3.0m centres,1.8m ht.
Referencing details	Measure length and height
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Cleft Chestnut palings
Photo notes	-

Photo1

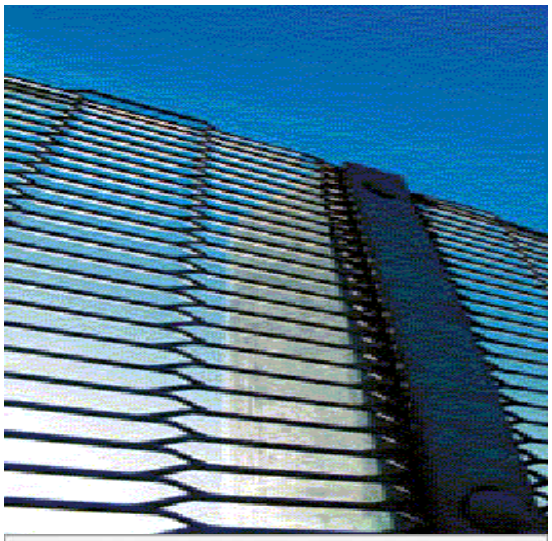

Photo2

Photo3

Back

Generic Category	Fencing
CG Code	33U2YH
Specific	Metal
Descriptive	Diamond mesh
Tech1	3m panels; flat section edges on steel post at 3.0m centres
Tech2	2.1m high
Unit size	-
Unit of measurement	m
ERC	£121
Superseded codes	10129
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Vertical steel pales attached to steel posts set in concrete, posts at 3.0m centres, all hot-dip galvanised
Referencing details	Measure length and height
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Cleft Chestnut palings
Photo notes	-

Photo1

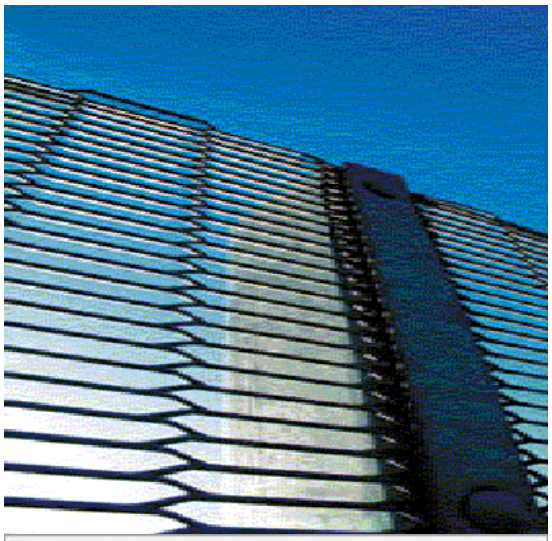

Photo2

Photo3

[Back](#)

Generic Category	Fencing
CG Code	33U2Y3
Specific	Metal
Descriptive	Palisade steel secure ; Galvanised
Tech1	Posts at 2.75m centres
Tech2	1.8m high
Unit size	m
Unit of measurement	m
ERC	£78
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Vertical steel pales attached to 2 horizontal steel angle rails spanning between steel H section posts set in concrete, posts at 2.75m centres all hot-dip galvanised
Referencing details	Measure length and height
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Galvanised steel palisade fencing 1.8m height.
Photo notes	-

Photo1

Photo2

Photo3

[Back]

Generic Category	Fencing
CG Code	33U2Y5
Specific	Metal
Descriptive	Palisade steel secure ; Galvanised
Tech1	Posts at 2.75m centres
Tech2	2.4m high
Unit size	m
Unit of measurement	m
ERC	£85
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Vertical steel pales attached to 2 horizontal steel angle rails spanning between steel H section posts set in concrete, posts at 2.75m centres all hot-dip galvanised
Referencing details	Measure length and height
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Galvanised steel palisade fencing 1.8m height.
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fencing
CG Code	33U2YA
Specific	Metal
Descriptive	Palisade steel secure ; Galvanised
Tech1	Posts at 2.75m centres
Tech2	2.7m high
Unit size	m
Unit of measurement	m
ERC	£90
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Vertical steel pales attached to 2 horizontal steel angle rails spanning between steel H section posts set in concrete, posts at 2.75m centres all hot-dip galvanised
Referencing details	Measure length and height
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Galvanised steel palisade fencing 1.8m height.
Photo notes	-

Photo1

Photo2

Photo3

[Back]

Generic Category	Fencing
CG Code	33U2YF
Specific	Metal
Descriptive	Palisade steel secure ; Galvanised
Tech1	Posts at 2.75m centres
Tech2	3.0m high
Unit size	m
Unit of measurement	m
ERC	£93
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Vertical steel pales attached to 2 horizontal steel angle rails spanning between steel H section posts set in concrete, posts at 2.75m centres all hot-dip galvanised
Referencing details	Measure length and height
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Galvanised steel palisade fencing 1.8m height.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Fencing
CG Code	33U2G5
Specific	Metal
Descriptive	Plastic coated mesh
Tech1	Steel posts at 3m centres
Tech2	900mm high
Unit size	m
Unit of measurement	m
ERC	£27
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Plastic coated mild steel wire in 50mm mesh. Three lines plastic coated mild steel plain wire threaded through steel posts and strained with eyebolts and winding brackets. Plastic coated mild steel mesh: steel posts at 3.0m centres. Including excavation, setting in concrete base and backfilling.
Referencing details	Measure length and height
Cost information notes	Note cost includes for mesh fencing & installation; EO costs for struts and straining posts included for information
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Fencing and Gates, Steel posts- cranked, Plastic coated.
Photo notes	Note- Photo 1 shows rigid type not cranked without horizontal support wires

Photo1

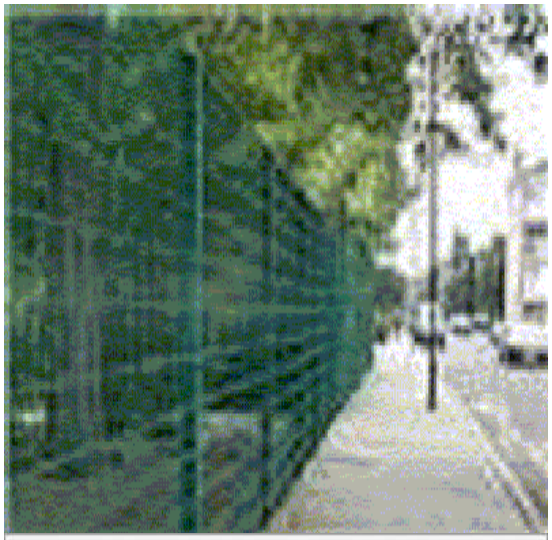

Photo2

Photo3

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Generic Category	Fencing
CG Code	33U2GF
Specific	Metal
Descriptive	Plastic coated mesh
Tech1	Steel posts at 3m centres
Tech2	1.20m high
Unit size	m
Unit of measurement	m
ERC	£20
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Plastic coated mild steel wire in 50mm mesh. Three lines plastic coated mild steel plain wire threaded through steel posts and strained with eyebolts and winding brackets. Plastic coated mild steel mesh: steel posts at 3.0m centres. Including excavation, setting in concrete base and backfilling.
Referencing details	Measure length and height
Cost information notes	Note cost includes for mesh fencing & installation; EO costs for struts and straining posts included for information
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Fencing and Gates, Steel posts- cranked, Plastic coated.
Photo notes	Note- Photo 1 shows rigid type not cranked without horizontal support wires

Photo1

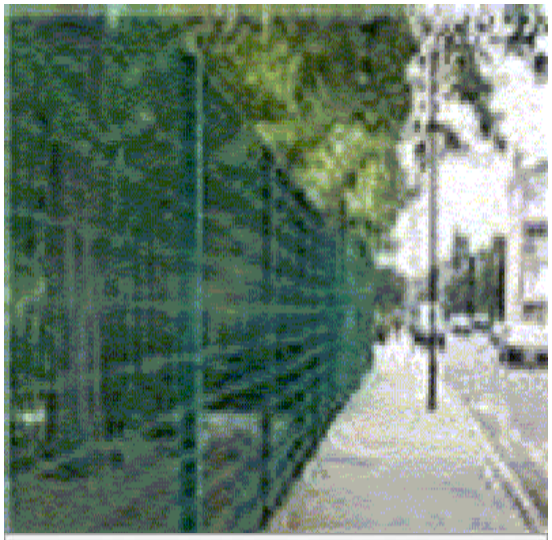

Photo2

Photo3

Back

Generic Category	Fencing
CG Code	33U2GM
Specific	Metal
Descriptive	Plastic coated mesh
Tech1	Steel posts at 3m centres
Tech2	1.50m high
Unit size	m
Unit of measurement	m
ERC	£21
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Plastic coated mild steel wire in 50mm mesh. Three lines plastic coated mild steel plain wire threaded through steel posts and strained with eyebolts and winding brackets. Plastic coated mild steel mesh: steel posts at 3.0m centres. Including excavation, setting in concrete base and backfilling.
Referencing details	Measure length and height
Cost information notes	Note cost includes for mesh fencing & installation; EO costs for struts and straining posts included for information
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Fencing and Gates, Steel posts- cranked, Plastic coated.
Photo notes	Note- Photo 1 shows rigid type not cranked without horizontal support wires

Photo1

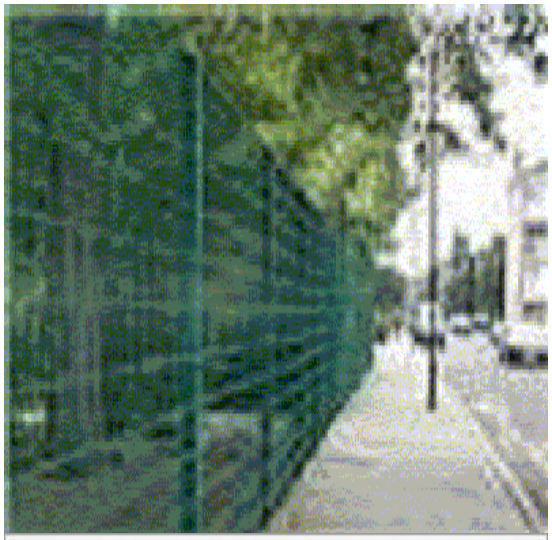

Photo2

Photo3

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Generic Category	Fencing
CG Code	33U2GQ
Specific	Metal
Descriptive	Plastic coated mesh
Tech1	Steel posts at 3m centres
Tech2	1.80m high
Unit size	m
Unit of measurement	m
ERC	£22
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Plastic coated mild steel wire in 50mm mesh. Three lines plastic coated mild steel plain wire threaded through steel posts and strained with eyebolts and winding brackets. Plastic coated mild steel mesh: steel posts at 3.0m centres. Including excavation, setting in concrete base and backfilling.
Referencing details	Measure length and height
Cost information notes	Note cost includes for mesh fencing & installation; EO costs for struts and straining posts included for information
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Fencing and Gates, Steel posts- cranked, Plastic coated.
Photo notes	Note- Photo 1 shows rigid type not cranked without horizontal support wires

Photo1

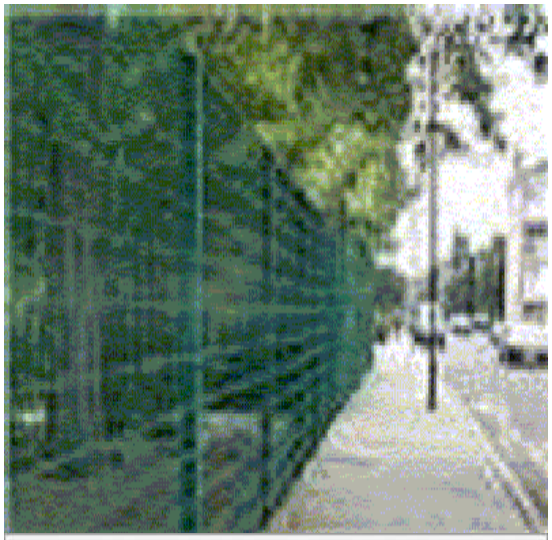

Photo2

Photo3

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Generic Category	Fencing
CG Code	33U2HO
Specific	Metal
Descriptive	Plastic coated mesh
Tech1	Steel posts at 3m centres
Tech2	2.40m high
Unit size	m
Unit of measurement	m
ERC	£30
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Plastic coated mild steel wire in 50mm mesh. Three lines plastic coated mild steel plain wire threaded through steel posts and strained with eyebolts and winding brackets. Plastic coated mild steel mesh: steel posts at 3.0m centres. Including excavation, setting in concrete base and backfilling.
Referencing details	Measure length and height
Cost information notes	Note cost includes for mesh fencing & installation; EO costs for struts and straining posts included for information
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Fencing and Gates, Steel posts- cranked, Plastic coated.
Photo notes	Note- Photo 1 shows rigid type not cranked without horizontal support wires

Photo1

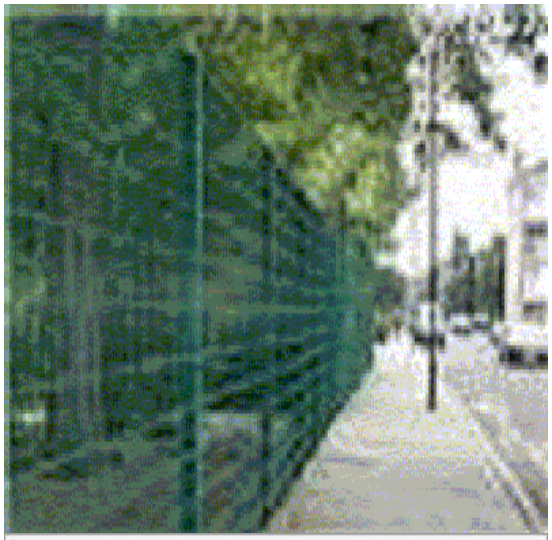

Photo2

Photo3

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Generic Category	Fencing
CG Code	33U2R1
Specific	Metal
Descriptive	Razor mesh
Tech1	On steel posts
Tech2	2.4m high
Unit size	-
Unit of measurement	m
ERC	£80
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Fencing - mesh flat section edges on steel post at 3.0m centres, 2.4m ht, 3.15m panel, including Razor wire topping on mesh fencing with bracket.
Referencing details	Measure length, height and number of posts
Cost information notes	Razor wire topping on mesh fencing, comes in bundles only-cost is for single bundle is included.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	CCTV, Security barriers/works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Mesh fence with razor wire, picture from AA fencing UK Ltd.
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fencing
CG Code	33U2S5
Specific	Metal
Descriptive	Tubular steel
Tech1	Railings round or square
Tech2	900mm high
Unit size	m
Unit of measurement	Each
ERC	£117
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Fencing - metal tubular steel,railings round or square - 900mm ht
Referencing details	-
Cost information notes	Mild steel bar railing of 19mm ballusters at 115mm centres welded to mild steel top and bottom rails 40x10mm; bays 2.0m long bolted to 51x51mm ms hollow section posts set in concrete; all metal work galvanised.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Fencing and Gates - Tubular steel
Photo notes	-

Photo1

Photo2

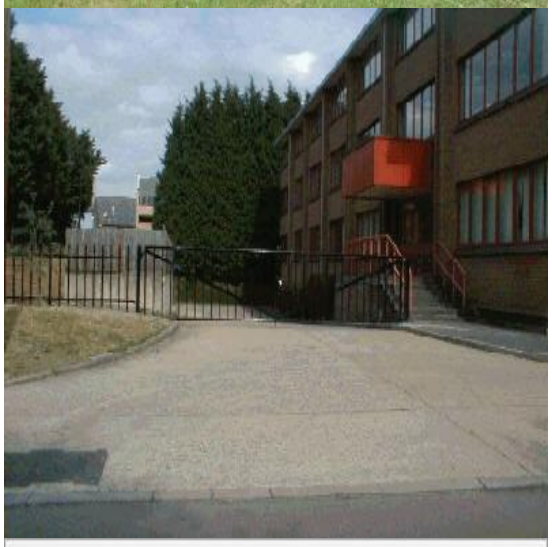

Photo3

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Generic Category	Fencing
CG Code	33U2SA
Specific	Metal
Descriptive	Tubular steel
Tech1	Railings round or square
Tech2	1.2m high
Unit size	m
Unit of measurement	m
ERC	£163
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Fencing - metal tubular steel railings round or square - 1.2m ht
Referencing details	-
Cost information notes	Supply and erect ms bar railing of 19mm ballusters at 115mm centres welded to ms top and bottom rails 40x10mm; bays 2.0m long bolted to 51x51mm ms hollow section posts set in concrete; all metal work galvanised.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

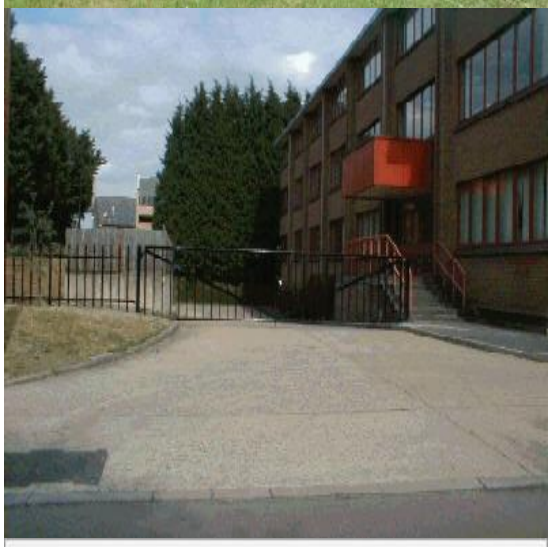

Photo3

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Generic Category	Fencing
CG Code	33U2SF
Specific	Metal
Descriptive	Tubular steel
Tech1	Railings round or square
Tech2	1.5m high
Unit size	m
Unit of measurement	m
ERC	£182
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Fencing - metal tubular steel railings round or square - 1.5m ht
Referencing details	-
Cost information notes	Mild steel bar railing of 19mm ballusters at 115mm centres welded to mild steel top and bottom rails 40x10mm; bays 2.0m long bolted to 51x51mm ms hollow section posts set in concrete; all metal work galvanised.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

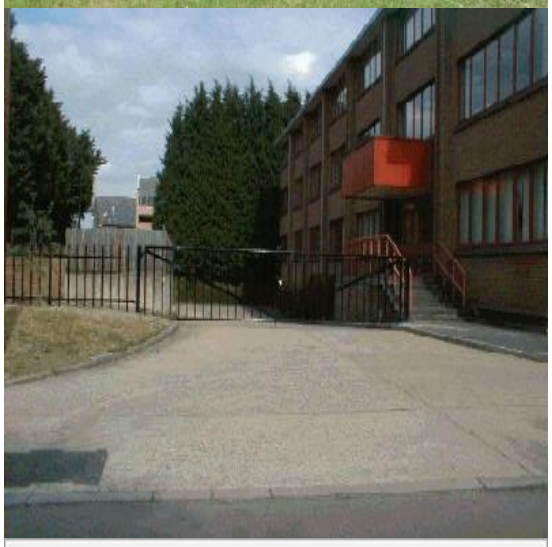

Photo3

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Generic Category	Fencing
CG Code	33U2YM
Specific	Metal
Descriptive	Unclimbable
Tech1	Flat section edges on steel post at 2.4m centres.
Tech2	2.1m high
Unit size	m
Unit of measurement	m
ERC	£159
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel unclimbable fencing in panels 2440mm long, with flat sections to edges. Mesh aperture size, for example: 102mm x 7mm or 76mm x 12mm. Clamped with mild steel clamping bars and bolted to steel posts 80mm x 40mm at 2.44m centres. Cost includes for excavating post holes, backfilling and levelling.
Referencing details	Measure length and height
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Fencing
CG Code	33U2YN
Specific	Metal
Descriptive	Unclimbable
Tech1	Flat section edges on steel post at 2.4m centres.
Tech2	2.4m high
Unit size	m
Unit of measurement	m
ERC	£178
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel unclimbable fencing in panels 2440mm long, with flat sections to edges. Mesh aperture size, for example: 102mm x 7mm or 76mm x 12mm. Clamped with mild steel clamping bars and bolted to steel posts 80mm x 40mm at 2.44m centres. Cost includes for excavating post holes, backfilling and levelling.
Referencing details	Measure length and height
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Fencing
CG Code	33U2YP
Specific	Metal
Descriptive	Welded Mesh
Tech1	3.20m panels ; overlapped onto metal posts
Tech2	1.8m high
Unit size	m
Unit of measurement	m
ERC	£61
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Paladin welded mesh colour coated green fencing; fixing to metal posts at 2.975m centres with manufacturers fixings; setting 600mm deep in firm ground - including excavating holes; backfilling and removing surplus excavated material.
Referencing details	Measure length and height
Cost information notes	Extra over welded galvanised plastic coated mesh fencing for concreting in posts
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Mild steel welded mesh fencing in panels 3200mm wide.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Fencing
CG Code	33U2YR
Specific	Metal
Descriptive	Welded Mesh
Tech1	3.20m panels ; overlapped onto metal posts
Tech2	2.1m high
Unit size	m
Unit of measurement	m
ERC	£63
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Paladin welded mesh colour coated green fencing; fixing to metal posts at 2.975m centres with manufacturers fixings; setting 600mm deep in firm ground - including excavating holes; backfilling and removing surplus excavated material.
Referencing details	Measure length and height. This is similar to unclimbable fencing, but the mesh apertures are larger. Weld mesh is also available in rolls: this is an inferior product and is more akin to chain-link
Cost information notes	Extra over welded galvanised plastic coated mesh fencing for concreting in posts
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Mild steel welded mesh fencing in panels 3200mm wide.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Fencing
CG Code	33U2YS
Specific	Metal
Descriptive	Welded Mesh
Tech1	3.20m panels ; overlapped onto metal posts
Tech2	2.4m high
Unit size	m
Unit of measurement	m
ERC	£72
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Paladin welded mesh colour coated green fencing; fixing to metal posts at 2.975m centres with manufacturers fixings; setting 600mm deep in firm ground - including excavating holes; backfilling and removing surplus excavated material.
Referencing details	Measure length and height. This is similar to unclimbable fencing, but the mesh apertures are larger. Weld mesh is also available in rolls: this is an inferior product and is more akin to chain-link
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Mild steel welded mesh fencing in panels 3200mm wide.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Fencing
CG Code	33U2L5
Specific	Timber
Descriptive	Cleft chestnut paling
Tech1	64mm diameter round posts ; 51mm centres on wire
Tech2	900mm high
Unit size	m
Unit of measurement	m
ERC	£12
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Cleft chestnut pale fencing BS1722 part 4 - pales spaced 51mm apart on two lines of galvanised wire ; 64mm dia posts; 76mmx51mm struts
Referencing details	Measure length and height
Cost information notes	Cleft chestnut pale fencing; pales spaced 51mm apart on two lines galvanised wire; 64mm diameter posts; 76mm x 51mm struts. Allow extra over for end straining posts
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	Additional cost of Strutting Post or Corner Strutting Post see code 33U2LV1
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Cleft Chestnut palings
Photo notes	-

Photo1

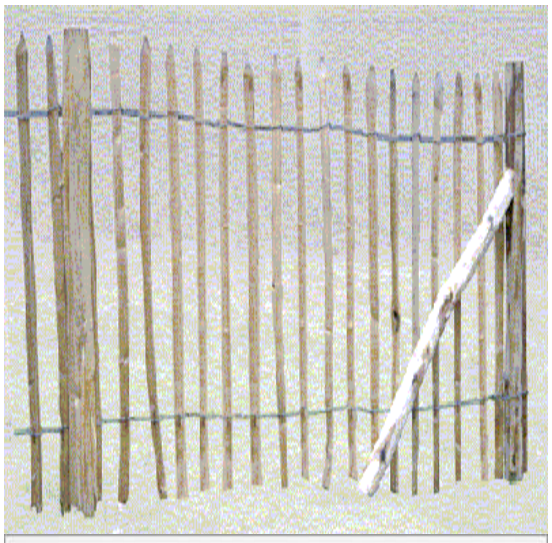

Photo2

Photo3

Back

Generic Category	Fencing
CG Code	33U2LA
Specific	Timber
Descriptive	Cleft chestnut paling
Tech1	64mm diameter round posts ; 51mm centres on wire
Tech2	1.05m high
Unit size	-
Unit of measurement	m
ERC	£16
Superseded codes	10134
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Cleft chestnut pale fencing BS1722 part 4 - pales spaced 51mm apart on two lines of galvanised wire ; 64mm dia posts; 76mm x51mm struts
Referencing details	Measure length and height
Cost information notes	Cleft chestnut pale fencing; pales spaced 51mm apart on two lines galvanised wire; 64mm diameter posts; 76mm x 51mm struts. Allow extra over for end straining posts
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	Additional cost of Strutting Post or Corner Strutting Post see code 33U2LV1
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Cleft Chestnut palings
Photo notes	-

Photo1

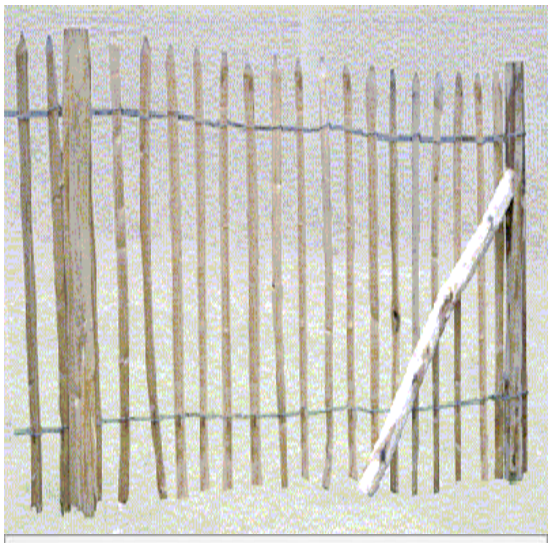

Photo2

Photo3

Back

Generic Category	Fencing
CG Code	33U2LF
Specific	Timber
Descriptive	Cleft chestnut paling
Tech1	64mm diameter round posts ; 51mm centres on wire
Tech2	1.20m high
Unit size	-
Unit of measurement	m
ERC	£32
Superseded codes	10134
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Cleft chestnut pale fencing BS1722 part 4 - pales spaced 51mm apart on two lines of galvanised wire ; 64mm dia posts; 76mm x51mm struts
Referencing details	Measure length and height
Cost information notes	Cleft chestnut pale fencing; pales spaced 51mm apart on two lines galvanised wire; 64mm diameter posts; 76mm x 51mm struts. Allow extra over for end straining posts
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	Additional cost of Strutting Post or Corner Strutting Post see code 33U2LV1
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Cleft Chestnut palings
Photo notes	-

Photo1

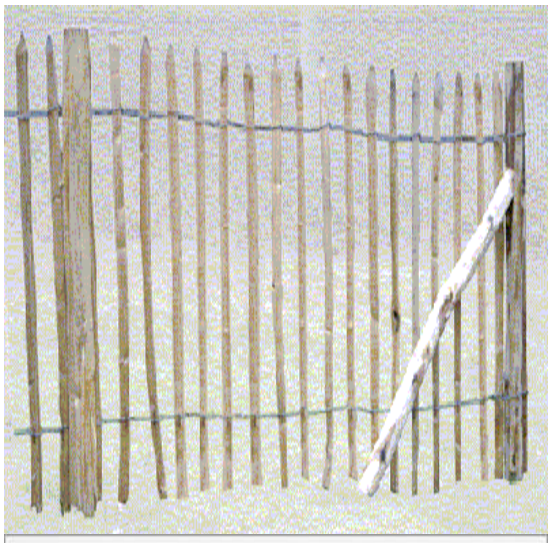

Photo2

Photo3

Back

Generic Category	Fencing
CG Code	33U2LK
Specific	Timber
Descriptive	Cleft chestnut paling
Tech1	64mm diameter round posts ; 51mm centres on wire
Tech2	1.35m high
Unit size	-
Unit of measurement	m
ERC	£28
Superseded codes	10134
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Cleft chestnut pale fencing BS1722 part 4 - pales spaced 51mm apart on two lines of galvanised wire ; 64mm dia posts; 76mm x51mm struts
Referencing details	Measure length and height
Cost information notes	Cleft chestnut pale fencing; pales spaced 51mm apart on two lines galvanised wire; 64mm diameter posts; 76mm x 51mm struts. Allow extra over for end straining posts
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	Additional cost of Strutting Post or Corner Strutting Post see code 33U2LV1
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Cleft Chestnut palings
Photo notes	-

Photo1

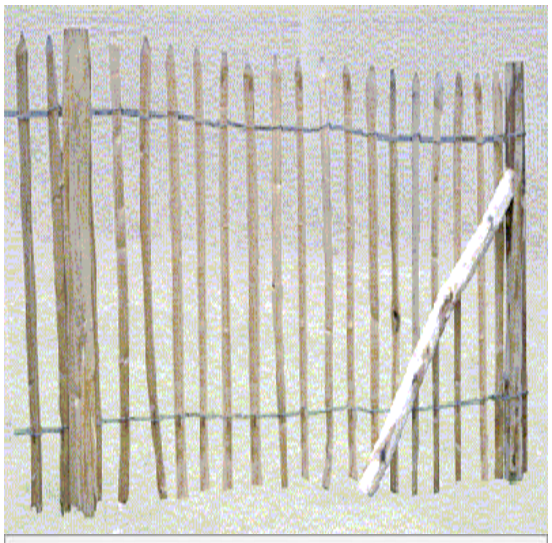

Photo2

Photo3

Back

Generic Category	Fencing
CG Code	33U2M5
Specific	Timber
Descriptive	Close boarded
Tech1	Concrete posts; 2 rail
Tech2	1.0m high
Unit size	m
Unit of measurement	m
ERC	£63
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Close boarded fencing to concrete posts 100mmx100mm; 2 no softwood arris rails; 100mmx22mm softwood pales lapped 13mm; including excavating and backfilling into firm ground at 3.0m centres; setting in concrete 1:3:6; edge board 152mmx22mm
Referencing details	Measure length and height
Cost information notes	Cost include bases.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	Additional cost of Strutting Post or Corner Strutting Post see code 33U2LV1
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Cleft Chestnut palings
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Fencing
CG Code	33U2MA
Specific	Timber
Descriptive	Close boarded
Tech1	Concrete posts; 2 rail
Tech2	1.2m high
Unit size	m
Unit of measurement	m
ERC	£74
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Close boarded fencing to concrete posts 100mmx100mm; 2 no softwood arris rails; 100mmx22mm softwood pales lapped 13mm; including excavating and backfilling into firm ground at 3.0m centres; setting in concrete 1:3:6; edge board 152mmx22mm
Referencing details	Measure length and height
Cost information notes	Cost include bases.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	Additional cost of Strutting Post or Corner Strutting Post see code 33U2LV1
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Cleft Chestnut palings
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Fencing
CG Code	33U2MF
Specific	Timber
Descriptive	Close boarded
Tech1	Concrete posts; 3 rail
Tech2	1.40m high
Unit size	m
Unit of measurement	m
ERC	£74
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Close boarded fencing to concrete posts 100mmx100mm; 3 no softwood arris rails; 100mmx22mm softwood pales lapped 13mm; including excavating and backfilling into firm ground at 3.0m centres; setting in concrete 1:3:6; edge board 152mmx22mm
Referencing details	Measure length and height
Cost information notes	Cost include bases.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	Additional cost of Strutting Post or Corner Strutting Post see code 33U2LV1
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Cleft Chestnut palings
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Fencing
CG Code	33U2MK
Specific	Timber
Descriptive	Close boarded
Tech1	Concrete posts; 3 rail
Tech2	1.60m high
Unit size	m
Unit of measurement	m
ERC	£83
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Close boarded fencing to concrete posts 100mmx100mm; 3 no softwood arris rails; 100mmx22mm softwood pales lapped 13mm; including excavating and backfilling into firm ground at 3.0m centres; setting in concrete 1:3:6; edge board 152mmx22mm
Referencing details	Measure length and height
Cost information notes	Cost include bases.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	Additional cost of Strutting Post or Corner Strutting Post see code 33U2LV1
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Cleft Chestnut palings
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Fencing
CG Code	33U2MQ
Specific	Timber
Descriptive	Close boarded
Tech1	Concrete posts; 3 rail
Tech2	1.80m high
Unit size	m
Unit of measurement	m
ERC	£89
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Close boarded fencing to concrete posts 100mmx100mm; 3 no softwood arris rails; 100mmx22mm softwood pales lapped 13mm; including excavating and backfilling into firm ground at 3.0m centres; setting in concrete 1:3:6; edge board 152mmx22mm
Referencing details	Measure length and height
Cost information notes	Cost include bases.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	Additional cost of Strutting Post or Corner Strutting Post see code 33U2LV1
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Cleft Chestnut palings
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Fencing
CG Code	33U2NA
Specific	Timber
Descriptive	Close boarded
Tech1	Oak posts; 2 rail
Tech2	1.20m high
Unit size	m
Unit of measurement	m
ERC	£63
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Close boarded fencing to oak posts 100mmx100mm; 2 no softwood arris rails; 100mmx22mm softwood pales lapped 13mm; including excavating and backfilling into firm ground at 3.0m centres; setting in concrete 1:3:6;including bases and softwood edge boards
Referencing details	Measure length and height
Cost information notes	Includes edge boards
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

[Back](#)

Generic Category	Fencing
CG Code	33U2NF
Specific	Timber
Descriptive	Close boarded
Tech1	Oak posts; 3 rail
Tech2	1.40m high
Unit size	m
Unit of measurement	m
ERC	£72
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Close boarded fencing to oak posts 100mmx100mm; 2 no softwood arris rails; 100mmx22mm softwood pales lapped 13mm; including excavating and backfilling into firm ground at 3.0m centres; setting in concrete 1:3:6;including bases and softwood edge boards
Referencing details	Measure length and height
Cost information notes	Includes edge boards
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Close boarded timber fence
Photo notes	Close boarded timber fence.photo 1 timber edge board - photo 2 concrete edge boards

Photo1

Photo2

Photo3

[Back]

Generic Category	Fencing
CG Code	33U2NK
Specific	Timber
Descriptive	Close boarded
Tech1	Oak posts; 3 rail
Tech2	1.60m high
Unit size	m
Unit of measurement	m
ERC	£78
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Close boarded fencing to oak posts 100mmx100mm; 2 no softwood arris rails; 100mmx22mm softwood pales lapped 13mm; including excavating and backfilling into firm ground at 3.0m centres; setting in concrete 1:3:6;including bases and softwood edge boards
Referencing details	Measure length and height
Cost information notes	Includes edge boards
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Close boarded timber fence
Photo notes	Close boarded timber fence.photo 1 timber edge board - photo 2 concrete edge boards

Photo1

Photo2

Photo3

[Back](#)

Generic Category	Fencing
CG Code	33U2NQ
Specific	Timber
Descriptive	Close boarded
Tech1	Oak posts; 3 rail
Tech2	1.80m high
Unit size	m
Unit of measurement	m
ERC	£88
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Close boarded fencing to oak posts 100mmx100mm; 2 no softwood arris rails; 100mmx22mm softwood pales lapped 13mm; including excavating and backfilling into firm ground at 3.0m centres; setting in concrete 1:3:6;including bases and softwood edge boards
Referencing details	Measure length and height
Cost information notes	Includes edge boards
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Close boarded timber fence
Photo notes	Close boarded timber fence.photo 1 timber edge board - photo 2 concrete edge boards

Photo1

Photo2

Photo3

Back

Generic Category	Fencing
CG Code	33U2U5
Specific	Timber
Descriptive	Interwoven panels
Tech1	1.8 wide panels on timber posts
Tech2	1.5m high
Unit size	m
Unit of measurement	m
ERC	£56
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Timber fencing: tanalised softwood fencing; all timber posts are kiln dried redwood with 15 year guarantee. Timber lap panels; pressure treated; fixed to timber posts 75mmx75mm in 1:3:6 concrete at 1.90m centres
Referencing details	Measure length and height
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Timber overlap panel, closest to interwoven panel
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Fencing
CG Code	33U2UA
Specific	Timber
Descriptive	Interwoven panels
Tech1	1.8 wide panels on concrete posts
Tech2	1.5m high
Unit size	m
Unit of measurement	m
ERC	£69
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Tanalised softwood fencing. Timber lap panels; fixed to slotted concrete posts; 100mmx100mm. 1:3:6 concrete at 1.88m centres
Referencing details	Measure length and height
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Timber overlap panel, closest to interwoven panel
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Fencing
CG Code	33U2UF
Specific	Timber
Descriptive	Interwoven panels
Tech1	1.8 wide panels on timber posts
Tech2	1.8m high
Unit size	m
Unit of measurement	m
ERC	£60
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Timber fencing: tanalised softwood fencing; all timber posts are kiln dried redwood with 15 year guarantee. Timber lap panels; pressure treated; fixed to timber posts 75mmx75mm in 1:3:6 concrete at 1.90m centres
Referencing details	Measure length and height
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Timber overlap panel, closest to interwoven panel
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Fencing
CG Code	33U2UK
Specific	Timber
Descriptive	Interwoven panels
Tech1	1.8 wide panels on concrete posts
Tech2	1.8m high
Unit size	m
Unit of measurement	m
ERC	£79
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Tanalised softwood fencing. Timber lap panels; fixed to slotted concrete posts; 100mmx100mm. 1:3:6 concrete at 1.88m centres
Referencing details	Measure length and height
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Timber overlap panel, closest to interwoven panel
Photo notes	-

Photo1

Photo2

Photo3

[Back](#)

Generic Category	Fencing
CG Code	33U2VA
Specific	Timber
Descriptive	Paling palisade
Tech1	Softwood on horizontal rails; Posts at 3.0m centres
Tech2	1.2m high
Unit size	-
Unit of measurement	m
ERC	£60
Superseded codes	10136
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Palisade fencing; 22mmx75mm softwood vertical palings with pointed tops;nailing to two 50mmx100mm horizontal softwood arris rails; morticed to 100mmx100mm softwood posts with weathered tops at 3.00m centres; setting in concrete
Referencing details	Measure length and height
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	Additional cost of Strutting Post or Corner Strutting Post see code 33U2LV1
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Cleft Chestnut palings
Photo notes	-

Photo1

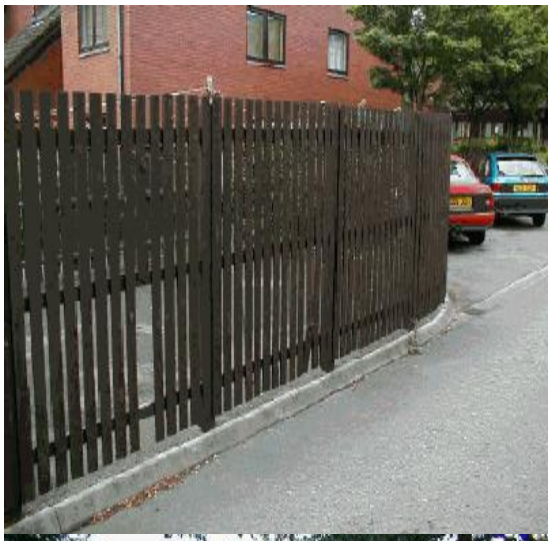

Photo2

Photo3

Back

Generic Category	Fencing
CG Code	33U2VB
Specific	Timber
Descriptive	Paling palisade
Tech1	Softwood on horizontal rails; Posts at 3.0m centres
Tech2	1.8m high
Unit size	-
Unit of measurement	m
ERC	£90
Superseded codes	10136
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Palisade fencing; 22mmx75mm softwood vertical palings with pointed tops;nailing to two 50mmx100mm horizontal softwood arris rails; morticed to 100mmx100mm softwood posts with weathered tops at 3.00m centres; setting in concrete
Referencing details	Measure length and height
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	Additional cost of Strutting Post or Corner Strutting Post see code 33U2LV1
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Cleft Chestnut palings
Photo notes	-

Photo1

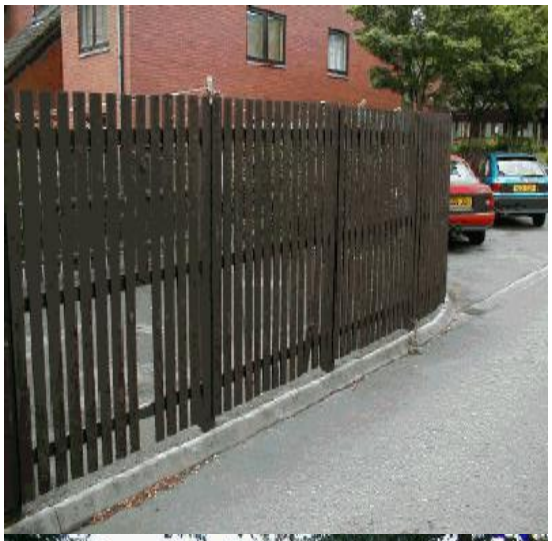

Photo2

Photo3

[Back]

Generic Category	Fencing
CG Code	33U2VE
Specific	Timber
Descriptive	Paling palisade
Tech1	Oak on oak posts at 3.0m centres
Tech2	1.8m high
Unit size	-
Unit of measurement	m
ERC	£90
Superseded codes	10136
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Palisade fencing; 22mmx75mm softwood vertical palings with pointed tops;nailing to two 50mmx100mm horizontal softwood arris rails; morticed to 100mmx100mm softwood posts with weathered tops at 3.00m centres; setting in concrete
Referencing details	Measure length and height
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	Additional cost of Strutting Post or Corner Strutting Post see code 33U2LV1
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Cleft Chestnut palings
Photo notes	-

Photo1

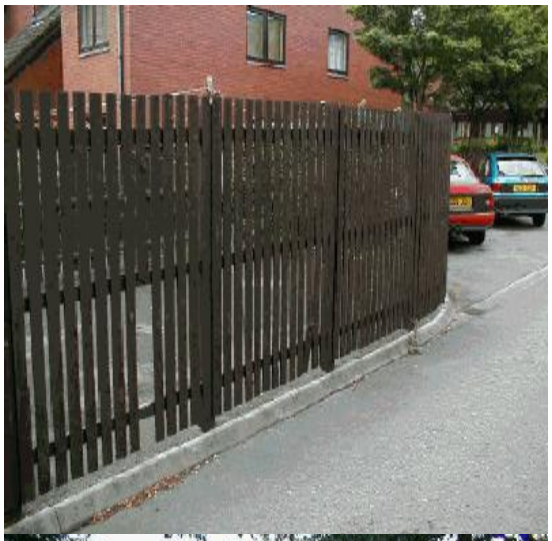

Photo2

Photo3

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Generic Category	Fencing
CG Code	33U2W5
Specific	Timber
Descriptive	Post and Rail
Tech1	Softwood post treated; 3 softwood rails
Tech2	1.2m high
Unit size	m
Unit of measurement	m
ERC	£30
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Post and rail fencing; 90mm x38mm softwood horizontal rails; fixing with galvanised nails to 150mm x75mm softwood posts; including excavation and backfilling into firm ground at 1.80m centres; all treated timber
Referencing details	Measure length and height
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Timber post and rail fencing and pair of gates forming compound, gates not included in cost.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Fencing
CG Code	33U2WA
Specific	Timber
Descriptive	Post and Rail
Tech1	Softwood post treated; 3 softwood rails
Tech2	1.4m high
Unit size	m
Unit of measurement	m
ERC	£35
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Post and rail fencing; 90mm x38mm softwood horizontal rails; fixing with galvanised nails to 150mm x75mm softwood posts; including excavation and backfilling into firm ground at 1.80m centres; all treated timber
Referencing details	Measure length and height
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Timber post and rail fencing and pair of gates forming compound, gates not included in cost.
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fencing
CG Code	33U2WF
Specific	Timber
Descriptive	Post and Rail
Tech1	Softwood post treated; 4 softwood rails
Tech2	1.2m high
Unit size	m
Unit of measurement	m
ERC	£32
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Post and rail fencing; 90mm x38mm softwood horizontal rails; fixing with galvanised nails to 150mm x75mm softwood posts; including excavation and backfilling into firm ground at 1.80m centres; all treated timber
Referencing details	Measure length and height
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Timber post and rail fencing and pair of gates forming compound, gates not included in cost.
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fencing
CG Code	33U2WK
Specific	Timber
Descriptive	Post and Rail
Tech1	Softwood post treated; 4 softwood rails
Tech2	1.4m high
Unit size	m
Unit of measurement	m
ERC	£37
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Post and rail fencing; 90mm x38mm softwood horizontal rails; fixing with galvanised nails to 150mm x75mm softwood posts; including excavation and backfilling into firm ground at 1.80m centres; all treated timber
Referencing details	Measure length and height
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Timber post and rail fencing and pair of gates forming compound, gates not included in cost.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Fencing
CG Code	33U2B5
Specific	Timber
Descriptive	Post and Wire
Tech1	3 strands on 75mm x 75mm posts
Tech2	900mm high
Unit size	-
Unit of measurement	m
ERC	£27
Superseded codes	10138
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Timber posts with three strands of wire. Three horizontal wires fixed to 75mm square or round posts at 3.0m centres all pressure treated softwood.
Referencing details	Measure length and height
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fencing
CG Code	33U2BA
Specific	Timber
Descriptive	Post and Wire
Tech1	4 strands on 75mm x 75mm posts
Tech2	1.2m high
Unit size	-
Unit of measurement	m
ERC	£28
Superseded codes	10138
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Timber posts with four strands of wire. Four horizontal wires fixed to 75mm square or round posts at 3.0m centres all pressure treated softwood.
Referencing details	Measure length and height
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Fencing
CG Code	33U2BF
Specific	Timber
Descriptive	Post and Wire
Tech1	5 strands on 75mm x 75mm posts
Tech2	1.4m high
Unit size	-
Unit of measurement	m
ERC	£30
Superseded codes	10138
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Timber posts with four strands of wire. Four horizontal wires fixed to 75mm square or round posts at 3.0m centres all pressure treated softwood.
Referencing details	Measure length and height
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Fencing
CG Code	33U2A0
Specific	Acoustic
Descriptive	Acoustic Panels to timber posts
Tech1	1.8m high
Tech2	-
Unit size	m
Unit of measurement	m
ERC	£205
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Acoustic fencing 1.8m high, to timber posts 100mm x100mm; 3 no softwood arris rails; 100mm x17mm softwood tongue & groove boards; including excavating and backfilling into firm ground at 1.8m centres; setting in concrete 1:3:6;
Referencing details	Measure length and height
Cost information notes	1.8x1.83 Acoustic fence panel, including timber posts, Gravel boards & 100mm x 100mm Posts set 600mm in to firm ground
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Fencing
CG Code	33U2A1
Specific	Acoustic
Descriptive	Acoustic Panels to timber posts
Tech1	2.4m high
Tech2	-
Unit size	m
Unit of measurement	m
ERC	£243
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Acoustic fencing 2.4m high, to timber posts 100mm x100mm; 3 no softwood arris rails; 100mm x17mm softwood tongue & groove boards; including excavating and backfilling into firm ground at 1.8m centres; setting in concrete 1:3:6;
Referencing details	Measure length and height
Cost information notes	2.4x1.83 Acoustic fence panel, including timber posts, Gravel boards & 100mm x 100mm Posts set 600mm in to firm ground
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fencing
CG Code	33U2A2
Specific	Acoustic
Descriptive	Acoustic Panels to timber posts
Tech1	2.7m high
Tech2	Posts at 2.75m centres
Unit size	m
Unit of measurement	m
ERC	£268
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Acoustic fencing 2.7m high, to timber posts 100mm x100mm; 3 no softwood arris rails; 100mm x17mm softwood tongue & groove boards; including excavating and backfilling into firm ground at 1.8m centres; setting in concrete 1:3:6;
Referencing details	Measure length and height
Cost information notes	2.7x1.83 Acoustic fence panel, including timber posts, Gravel boards & 100mm x 100mm Posts set 600mm in to firm ground
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fencing
CG Code	33U2A3
Specific	Acoustic
Descriptive	Acoustic Panels to timber posts
Tech1	3.0m high
Tech2	Posts at 2.75m centres
Unit size	m
Unit of measurement	m
ERC	£292
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Acoustic fencing 3.0m high, to timber posts 100mm x100mm; 3 no softwood arris rails; 100mm x17mm softwood tongue & groove boards; including excavating and backfilling into firm ground at 1.8m centres; setting in concrete 1:3:6;
Referencing details	Measure length and height
Cost information notes	3.0x1.83 Acoustic fence panel, including timber posts, Gravel boards & 100mm x 100mm Posts set 600mm in to firm ground
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Fencing
CG Code	33U2A6
Specific	Acoustic
Descriptive	Acoustic Panels to timber posts
Tech1	4.0m high
Tech2	Posts at 2.75m centres
Unit size	m
Unit of measurement	m
ERC	£394
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Acoustic fencing 4.0m high, to timber posts 100mm x100mm; 3 no softwood arris rails; 100mm x17mm softwood tongue & groove boards; including excavating and backfilling into firm ground at 1.8m centres; setting in concrete 1:3:6;
Referencing details	Measure length and height
Cost information notes	4.0x1.83 Acoustic fence panel, including timber posts, Gravel boards & 100mm x 100mm Posts set 600mm in to firm ground
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Fencing
CG Code	33U2A7
Specific	Acoustic
Descriptive	Acoustic Panels to timber posts
Tech1	4.5m high
Tech2	Posts at 2.75m centres
Unit size	m
Unit of measurement	m
ERC	£442
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Acoustic fencing 4.5m high, to timber posts 100mm x100mm; 3 no softwood arris rails; 100mm x17mm softwood tongue & groove boards; including excavating and backfilling into firm ground at 1.8m centres; setting in concrete 1:3:6;
Referencing details	Measure length and height
Cost information notes	4.5x1.83 Acoustic fence panel, including timber posts, Gravel boards & 100mm x 100mm Posts set 600mm in to firm ground.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

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Generic Category	Fencing
CG Code	33U2A8
Specific	Acoustic
Descriptive	Acoustic Panels to timber posts
Tech1	5.0m high
Tech2	Posts at 2.75m centres
Unit size	m
Unit of measurement	m
ERC	£502
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Acoustic fencing 5.0m high, to timber posts 100mm x100mm; 3 no softwood arris rails; 100mm x17mm softwood tongue & groove boards; including excavating and backfilling into firm ground at 1.8m centres; setting in concrete 1:3:6;
Referencing details	Measure length and height
Cost information notes	5.0 x1.83 Acoustic fence panel, including timber posts, Gravel boards & 100mm x 100mm Posts set 600mm in to firm ground.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

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Generic Category	Fencing
CG Code	33U2LV1
Specific	Variation
Descriptive	For each additional strut , Straight or Corner
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£33
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Additional costs to be used in conjunction with Codes 33U2L5 - 33U2VE
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Finishes
CG Code	30K0KV1
Specific	Variation
Descriptive	Additional cost of rubber studded tiles to floors
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Nr
ERC	£63
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Additional Costs costs to be used in conjunction with Code 30K0K5
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Finishes
CG Code	30K0KV2
Specific	Variation
Descriptive	Granolithic topping
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£28
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Granolithic paving; cement and granite chippings 5 to dust (1:1:2); steel towelled. The rate for work to floors ; one coat; level; laid on concrete while green; bonded ; over 600mm ; 38mm thick
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Finishes
CG Code	30K0KV3
Specific	Variation
Descriptive	Heavy Duty Carpet
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£66
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Fitted carpeting ; Wilton wool / nylon or other equal and approved ; 80 / 20 velvet pile ; heavy domestic plain (Material allowance 24 / m2) ; work to floors; over 600mm wide
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Finishes
CG Code	30K0KV4
Specific	Variation
Descriptive	Terrazzo Tile to floor
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£53
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Terrazzo tiles ; aggregate size random ground grouted and polished to 80's grit finish ; standard colour range ; 3mm joints symmetrical layout; bedding in 42mm cement semi dry mix (1:4); grouting with neat matching cement. Rate for large areas ; 300mm x 300mm x 28mm terrazzo tile units; hydraulic pressed; mechanically vibrated, team cured; to floors on concrete base; sealed with hardener (2 coats); plain ; laid level.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
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Generic Category	Fire protection
CG Code	208P01
Specific	Diesel engine - pump
Descriptive	Engine and pump set
Tech1	-
Tech2	-
Unit size	Each
Unit of measurement	Each
ERC	£160,110
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Water pumps and diesel engine together with valves and automatic control operate as a set; to serve firewater header tank to deliver required pressure and volume of water to sprinkler system. Usually tank and pump system is situated outside the main building but can be on the roof . Usually system is painted RED
Referencing details	To be costed with full sprinkler system. including for Pump/engine set.
Cost information notes	To be costed in addition to a sprinkler system and water storage / supply tanks.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire or other hazard. Hydrants, Monitors.
non rateable element	-
Adjusted Plant and Machinery	Pumps, tanks, pipes, fire alarm systems. Inert gas systems.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	See 208A60 for an electric pump set.

Photo description -

Photo notes -

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Generic Category	Fire protection
CG Code	208A60
Specific	Electric engine - pump
Descriptive	Set
Tech1	-
Tech2	-
Unit size	Each
Unit of measurement	Each
ERC	£22,319
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Electric water pump together with valves and automatic control to serve firewater header tank to deliver required pressure and volume of water to sprinkler system. Usually tank and pump system is situated outside the main building but can be on roof in some circumstances. Usually system is painted RED
Referencing details	kW rating of Motor Age of system
Cost information notes	To be costed in addition to sprinkler system and water storage / supply tanks.
rateable element	Class 2 Table 2 (f) Protection from Hazards
non rateable element	-
Adjusted Plant and Machinery	Foundations and settings.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	See 208P01
Photo description	-
Photo notes	-

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Generic Category	Fire protection
CG Code	208B05
Specific	Fire Hydrants
Descriptive	Monitor
Tech1	Water
Tech2	150mm cast iron dry barrel. 150 psig 100mm monitor bend
Unit size	Each
Unit of measurement	Each
ERC	£4,971
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	MONITOR - A device with a nozzle. The whole unit can be hand turned by a metal extension bar. The nozzle and control either fit over the top of the rising main in one unit or form part of a normal hydrant with a 90 degree upwards turn to take the monitor. The Rose can be adjusted to ensure a spray mist if required or a powerful water jet. Normal pressure is 100-150 psig whilst high pressure is regarded as 250 psig. Monitors may deliver foam instead of water.
Referencing details	Number of monitors around the site.
Cost information notes	Fire Monitors (Hydrants) - Fire Hydrant (Water) 150mm nominal bore cast iron dry barrel pillar hydrant with main internal valve and automatic drain off. Outlets fitted with 100mm monitor bend Costs do not include water storage tanks or water pumps. The fire hydrant is adapted to have a monitor fitted onto it. Usually both hydrant and monitor are permanently fixed on site.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire or other hazard. Hydrants, Monitors.
non rateable element	-
Adjusted Plant and Machinery	Pumps, tanks, pipes, fire alarm systems. Inert gas systems.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description -

Photo notes -

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Generic Category	Fire protection
CG Code	208B06
Specific	Fire Hydrants
Descriptive	Monitor
Tech1	360 traverse - water
Tech2	217 psig - outlet 62.5 mm. 75 deg elevation - 880 gallons / min
Unit size	Each
Unit of measurement	Each
ERC	£5,770
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	MONITOR - A device with a nozzle. The whole unit can be hand turned by a metal extension bar. The nozzle and control either fit over the top of the rising main in one unit or form part of a normal hydrant with a 90 degree upwards turn to take the monitor. The Rose can be adjusted to ensure a spray mist if required or a powerful water jet. Normal pressure is 100-150 psig whilst high pressure is regarded as 250 psig. Monitors may deliver foam instead of water.
Referencing details	Number of monitors around the site.
Cost information notes	Fire Monitors (Hydrants) - Monitor Traverse 360 degree 100mm (HT 630mm) 217 psig Outlet 62.5mm Elevation 75 degree Above Horiz 45 degree Below Horiz Flow 880 gallons/minute Costs do not include water storage tanks or water pumps. The fire hydrant is adapted to have a monitor fitted onto it. Usually both hydrant and monitor are permanently fixed on site.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire or other hazard. Hydrants, Monitors.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	Pumps, tanks, pipes, fire alarm systems. Inert gas systems.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-

Photo notes -

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Generic Category	Fire protection
CG Code	208B07
Specific	Fire Hydrants
Descriptive	Monitor
Tech1	Foam
Tech2	100mm lbs/in² - 100mm inlet. 330 gallons/min - 360 deg blabbermouth
Unit size	Each
Unit of measurement	Each
ERC	£11,865
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	MONITOR - A device with a nozzle. The whole unit can be hand turned by a metal extension bar. The nozzle and control either fit over the top of the rising main in one unit or form part of a normal hydrant with a 90 degree upwards turn to take the monitor. The Rose can be adjusted to ensure a spray mist if required or a powerful water jet. Normal pressure is 100-150 psig whilst high pressure is regarded as 250 psig. Monitors may deliver foam instead of water.
Referencing details	Number of hydrants or monitors around the site.
Cost information notes	Code Fire Monitors (Hydrants) - Foam/Water Monitor 100mm lb/sq in 100mm inlet 330 gals/minute Rotation 360 degree with blabbermouth Cost does not include water storage tanks or water pumps. The fire hydrant is adapted to have a monitor fitted onto it. Usually both hydrant and monitor are permanently fixed on site.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire or other hazard. Hydrants, Monitors.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	Pumps, tanks, pipes, fire alarm systems. Inert gas systems.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Fire protection
CG Code	208B08
Specific	Fire Hydrants
Descriptive	Ring main
Tech1	Based on 520 lin metres
Tech2	Ring main and manholes only
Unit size	linear metre
Unit of measurement	m
ERC	£217
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Fresh water fire main manholes
Referencing details	Number and location of hydrants, covers or monitors on site
Cost information notes	Ring Main Overall figure to include 150mm nominal bore protected and buried in sand based excavated trench. Length 520 linear metres Ring Main and Manholes only. Cost does not include water storage tanks, hydrants or water pumps.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire or other hazard. Hydrants, Monitors.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	Pumps, tanks, pipes, fire alarm systems. Inert gas systems.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Fire Protection: Fire Hydrants and Ring Mains Notes: To be used when exact details are not known.
Photo notes	-

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Generic Category	Fire protection
CG Code	208B09
Specific	Fire Hydrants
Descriptive	Ring main
Tech1	Based on 520 lin metres
Tech2	Ring main and man holes and 10 hydrants
Unit size	linear metre
Unit of measurement	m
ERC	£249
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Ring main, 10 hydrants and manholes.
Referencing details	Number and location of hydrants, covers or monitors on site
Cost information notes	Ring Main overall figure to include 150mm nominal bore protected and buried in sand based excavated trench. Length 520 linear metres includes ring Main, 10 hydrants and manholes, water storage tanks or water pumps extra. The fire hydrant is adapted to have a monitor fitted onto it. Usually both hydrant and monitor are permanently fixed on site.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire or other hazard. Hydrants, Monitors.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	Pumps, tanks, pipes, fire alarm systems. Inert gas systems.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Fire Protection: Fire Hydrants and Ring Mains
Photo notes	-

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Generic Category	Fire protection
CG Code	208B03
Specific	Fire Hydrants
Descriptive	Sea Water
Tech1	132mm cast iron dry barrel
Tech2	150 psig
Unit size	Each
Unit of measurement	Each
ERC	£6,133
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	HYDRANT - A gunmetal pillar above the ground, which includes some pipework below ground usually ending with, a 90 degree turn. The pumps, below ground pipes, manholes etc. are not included in these costings. The BRITISH fire hydrant is usually a 200mm diameter tube reducing to 150mm diameter. At right angles to the upright some 1 metre above ground are 4 connections in line. The AMERICAN fire hydrant is of similar size and design but has 4 arms projecting out at 90 degrees to each other situated some 750mm above ground. MONITOR - A device with a nozzle. The whole unit can be hand turned by a metal extension bar. The nozzle and control either fit over the top of the rising main in one unit or form part of a normal hydrant with a 90 degree upwards turn to take the monitor. The Rose can be adjusted to ensure a spray mist if required or a powerful water jet. Normal pressure is 100-150 psig whilst high pressure is regarded as 250 psig. Monitors may deliver foam instead of water.
Referencing details	Number and location of hydrants, covers or monitors on site
Cost information notes	Fire Hydrants - Fire Hydrant (Sea Water) 132mm cast iron dry barrel. Pillar type at 150 psig Inlet at Base 150mm Right angle flange Outlet 1 male pumper nozzle 1 monitor elbow 2 globe valves with female Blank cap and chain Protected against Seawater salt corrosion Cost does not include water storage tanks or water pumps. The fire hydrant is adapted to have a monitor fitted onto it. Usually both hydrant and monitor are permanently fixed on site.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire or other hazard. Hydrants, Monitors.
non rateable element	-
Adjusted Plant and Machinery	Pumps, tanks, pipes, fire alarm systems. Inert gas systems.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
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Generic Category	Fire protection
CG Code	208B04
Specific	Fire Hydrants
Descriptive	Sea water
Tech1	132mm cast iron dry barrel
Tech2	150 psig - 100mm line outlets
Unit size	Each
Unit of measurement	Each
ERC	£6,258
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	HYDRANT - A gunmetal pillar above the ground, which includes some pipework below ground usually ending with, a 90 degree turn. The pumps, below ground pipes, manholes etc. are not included in these costings. The BRITISH fire hydrant is usually a 200mm diameter tube reducing to 150mm diameter. At right angles to the upright some 1 metre above ground are 4 connections in line. The AMERICAN fire hydrant is of similar size and design but has 4 arms projecting out at 90 degrees to each other situated some 750mm above ground. MONITOR - A device with a nozzle. The whole unit can be hand turned by a metal extension bar. The nozzle and control either fit over the top of the rising main in one unit or form part of a normal hydrant with a 90 degree upwards turn to take the monitor. The Rose can be adjusted to ensure a spray mist if required or a powerful water jet. Normal pressure is 100-150 psig whilst high pressure is regarded as 250 psig. Monitors may deliver foam instead of water.
Referencing details	Number and location of hydrants, covers or monitors on site
Cost information notes	Fire Hydrants - Fire Hydrant (Sea Water)132mm cast iron dry barrel. Pillar type at 150 psig Inlet at Base 150mm Right angle flange Outlet 100mm line outlets Protected against Seawater salt corrosion. Cost does not include water storage tanks or water pumps. The fire hydrant is adapted to have a monitor fitted onto it. Usually both hydrant and monitor are permanently fixed on site.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire or other hazard. Hydrants, Monitors.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	Pumps, tanks, pipes, fire alarm systems. Inert gas systems.

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
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Generic Category	Fire protection
CG Code	208B01
Specific	Fire Hydrants
Descriptive	Water
Tech1	132mm cast iron construction
Tech2	150 psig
Unit size	Each
Unit of measurement	Each
ERC	£5,203
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	HYDRANT - A gunmetal pillar above the ground, which includes some pipework below ground usually ending with, a 90 degree turn. The pumps, below ground pipes, manholes etc. are not included in these costings. The BRITISH fire hydrant is usually a 200mm diameter tube reducing to 150mm diameter. At right angles to the upright some 1 metre above ground are 4 connections in line. The AMERICAN fire hydrant is of similar size and design but has 4 arms projecting out at 90 degrees to each other situated some 750mm above ground. MONITOR - A device with a nozzle. The whole unit can be hand turned by a metal extension bar. The nozzle and control either fit over the top of the rising main in one unit or form part of a normal hydrant with a 90 degree upwards turn to take the monitor. The Rose can be adjusted to ensure a spray mist if required or a powerful water jet. Normal pressure is 100-150 psig whilst high pressure is regarded as 250 psig. Monitors may deliver foam instead of water.
Referencing details	Number and location of hydrants, covers or monitors on site
Cost information notes	Fire Hydrants - Cast iron dry barrel pillar type at 150 psig. Inlet at base 150mm right angle flange. Outlet 1 male pumper nozzle 1 monitor elbow 2 globe valves with female Blank cap and chain. Cost does not include water storage tanks or water pumps. The fire hydrant is adapted to have a monitor fitted onto it. Usually both hydrant and monitor are permanently fixed on site.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire or other hazard. Hydrants, Monitors.
non rateable element	-
Adjusted Plant and Machinery	Pumps, tanks, pipes, fire alarm systems. Inert gas systems.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Fire Protection - Fire Hydrants Photo 2- Typical manhole cover access to hydrant below- Note yellow H post adjacent
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Fire protection
CG Code	208B02
Specific	Fire Hydrants
Descriptive	Water
Tech1	150mm cast iron construction
Tech2	150 psig
Unit size	Each
Unit of measurement	Each
ERC	£5,824
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	HYDRANT - A gunmetal pillar above the ground, which includes some pipework below ground usually ending with, a 90 degree turn. The pumps, below ground pipes, manholes etc. are not included in these costings. The BRITISH fire hydrant is usually a 200mm diameter tube reducing to 150mm diameter. At right angles to the upright some 1 metre above ground are 4 connections in line. The AMERICAN fire hydrant is of similar size and design but has 4 arms projecting out at 90 degrees to each other situated some 750mm above ground. MONITOR - A device with a nozzle. The whole unit can be hand turned by a metal extension bar. The nozzle and control either fit over the top of the rising main in one unit or form part of a normal hydrant with a 90 degree upwards turn to take the monitor. The Rose can be adjusted to ensure a spray mist if required or a powerful water jet. Normal pressure is 100-150 psig whilst high pressure is regarded as 250 psig. Monitors may deliver foam instead of water.
Referencing details	Number and location of hydrants, covers or monitors on site
Cost information notes	Fire Hydrants - Fire Hydrant (Water) cast iron dry barrel pillar Hydrant with main internal valve and automatic drain off. Overall height 1800mm. Outlets fitted with 2 globe pattern horizontal hydrant valves. Cost does not include water storage tanks or water pumps. The fire hydrant is adapted to have a monitor fitted onto it. Usually both hydrant and monitor are permanently fixed on site.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire or other hazard. Hydrants, Monitors.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	Pumps, tanks, pipes, fire alarm systems. Inert gas systems.

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Fire Protection - Fire Hydrants Photo 2- Typical manhole cover access to hydrant below- Note yellow H post adjacent
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Fire protection
CG Code	208M28
Specific	Fire ring mains
Descriptive	Underground in trench average 1m deep
Tech1	Site distribution - per lin metre
Tech2	150mm dia. - ductile iron
Unit size	per lin metre
Unit of measurement	m
ERC	£123
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	HYDRANT - A gunmetal pillar above the ground, which includes some pipework below ground usually ending with, a 90 degree turn. The pumps, below ground pipes, manholes etc. are not included in these costings. The BRITISH fire hydrant is usually a 200mm diameter tube reducing to 150mm diameter. At right angles to the upright some 1 metre above ground are 4 connections in line. The AMERICAN fire hydrant is of similar size and design but has 4 arms projecting out at 90 degrees to each other situated some 750mm above ground. MONITOR - A device with a nozzle. The whole unit can be hand turned by a metal extension bar. The nozzle and control either fit over the top of the rising main in one unit or form part of a normal hydrant with a 90 degree upwards turn to take the monitor. The Rose can be adjusted to ensure a spray mist if required or a powerful water jet. Normal pressure is 100-150 psig whilst high pressure is regarded as 250 psig. Monitors may deliver foam instead of water.
Referencing details	To be costed with full sprinkler system. including for Pump/engine set.
Cost information notes	Apply where full details of system are unknown. This is an average cost for tank, pumps, engine and distribution pipework. Cost excludes sprinkler heads, detection and alarm. Add for sprinkler system per 208D01 at 950 per sprinkler head.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire or other hazard. Hydrants, Monitors.
non rateable element	-
Adjusted Plant and Machinery	Pumps, tanks, pipes, fire alarm systems. Inert gas systems.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Fire protection
CG Code	208M29
Specific	Fire ring mains
Descriptive	Underground in trench average 1m deep
Tech1	Site distribution - per lin metre
Tech2	200mm dia. - ductile iron
Unit size	linear metre
Unit of measurement	m
ERC	£203
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	HYDRANT - A gunmetal pillar above the ground, which includes some pipework below ground usually ending with, a 90 degree turn. The pumps, below ground pipes, manholes etc. are not included in these costings. The BRITISH fire hydrant is usually a 200mm diameter tube reducing to 150mm diameter. At right angles to the upright some 1 metre above ground are 4 connections in line. The AMERICAN fire hydrant is of similar size and design but has 4 arms projecting out at 90 degrees to each other situated some 750mm above ground. MONITOR - A device with a nozzle. The whole unit can be hand turned by a metal extension bar. The nozzle and control either fit over the top of the rising main in one unit or form part of a normal hydrant with a 90 degree upwards turn to take the monitor. The Rose can be adjusted to ensure a spray mist if required or a powerful water jet. Normal pressure is 100-150 psig whilst high pressure is regarded as 250 psig. Monitors may deliver foam instead of water.
Referencing details	Number and location of hydrants, covers or monitors on site
Cost information notes	Fire Monitors (Hydrants) - Ring Main Overall figure to include 150mm nominal bore protected and buried in sand based excavated trench. Based on 10 hydrants including trench work, sand, backfilling, hydraulic testing and commissioning work. Length 520 linear meters Ring Main and Manholes. Cost does not include water storage tanks or water pumps. The fire hydrant is adapted to have a monitor fitted onto it. Usually both hydrant and monitor are permanently fixed on site.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire or other hazard. Hydrants, Monitors.
non rateable element	-
Adjusted Plant and Machinery	Pumps, tanks, pipes, fire alarm systems. Inert gas systems.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Fire protection
CG Code	208A50
Specific	Firewater header tank
Descriptive	Excluding pump set + pipes
Tech1	Including foundations
Tech2	400m³
Unit size	Each
Unit of measurement	Each
ERC	£108,896
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	These tanks are similar in design and construction to the tanks on a Commercial Tank Farm. Tanks under 400 cu m are rateable as these tanks are rated under the List of Accessories. Cost for average foundations included.
Referencing details	Note capacity of tank and dimensions where possible. Note pump rooms or chambers and sizes. Age
Cost information notes	Foundation costs are included for this code Costs based on 400m3 tank installation Cost of pump and engine/motor to be added.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion - fire protection (List of Accessories 2 (v) tanks)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	Pumps, engine and sprinkler system
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical installation but with blue tank Photo 2 - Pair of tanks painted red with pumphouse in foreground
Photo notes	Photo1 - Note pump house with red painted pipe connection.

Photo1

Photo2

Photo3

Back

Generic Category	Fire protection
CG Code	208A51
Specific	Firewater header tank
Descriptive	Excluding pump set + pipes
Tech1	Including foundations
Tech2	160m³
Unit size	Each
Unit of measurement	Each
ERC	£46,909
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	These tanks are similar in design and construction to the tanks on a Commercial Tank Farm. Tanks under 400 cu m are rateable as these tanks are rated under the List of Accessories. Cost for average foundations included.
Referencing details	Note capacity of tank and dimensions where possible. Note pump rooms or chambers and sizes. Age
Cost information notes	Foundation costs are included for this code Costs based on 400m3 tank installation Cost of pump and engine/motor to be added.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion - fire protection (List of Accessories 2 (v) tanks)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	Pumps, engine and sprinkler system
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical installation but with blue tank Photo 2 - Pair of tanks painted red with pumphouse in foreground
Photo notes	Photo1 - Note pump house with red painted pipe connection.

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208T01
Specific	Firewater header tank
Descriptive	Excludes foundation
Tech1	160m³
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£295
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks for storing water ready for use with a fire fighting system.
Referencing details	Calculate the cubic capacity of the tank.
Cost information notes	Cost figures are generally marginally below that of a refinery tank to reflect bolted construction and slightly lower specifications. Add for foundations, the amount will depend upon specific installation factors.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion - fire protection (List of Accessories 2 (v) tanks)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical header tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208T02
Specific	Firewater header tank
Descriptive	Excludes foundation
Tech1	400m³
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£274
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks for storing water ready for use with a fire fighting system.
Referencing details	Calculate the cubic capacity of the tank.
Cost information notes	Cost figures are generally marginally below that of a refinery tank to reflect bolted construction and slightly lower specifications. Add for foundations, the amount will depend upon specific installation factors.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion - fire protection (List of Accessories 2 (v) tanks)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical header tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208T03
Specific	Firewater header tank
Descriptive	Excludes foundation
Tech1	500m³
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£260
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks for storing water ready for use with a fire fighting system.
Referencing details	Calculate the cubic capacity of the tank.
Cost information notes	Cost figures are generally marginally below that of a refinery tank to reflect bolted construction and slightly lower specifications. Add for foundations, the amount will depend upon specific installation factors.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion - fire protection (List of Accessories 2 (v) tanks)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical header tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208T04
Specific	Firewater header tank
Descriptive	Excludes foundation
Tech1	750m³
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£220
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks for storing water ready for use with a fire fighting system.
Referencing details	Calculate the cubic capacity of the tank.
Cost information notes	Cost figures are generally marginally below that of a refinery tank to reflect bolted construction and slightly lower specifications. Add for foundations, the amount will depend upon specific installation factors.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion - fire protection (List of Accessories 2 (v) tanks)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical header tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208T05
Specific	Firewater header tank
Descriptive	Excludes foundation
Tech1	1000m³
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£197
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks for storing water ready for use with a fire fighting system.
Referencing details	Calculate the cubic capacity of the tank.
Cost information notes	Cost figures are generally marginally below that of a refinery tank to reflect bolted construction and slightly lower specifications. Add for foundations, the amount will depend upon specific installation factors.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion - fire protection (List of Accessories 2 (v) tanks)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical header tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208T06
Specific	Firewater header tank
Descriptive	Excludes foundation
Tech1	1500m³
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£154
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks for storing water ready for use with a fire fighting system.
Referencing details	Calculate the cubic capacity of the tank.
Cost information notes	Cost figures are generally marginally below that of a refinery tank to reflect bolted construction and slightly lower specifications. Add for foundations, the amount will depend upon specific installation factors.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion - fire protection (List of Accessories 2 (v) tanks)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical header tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208T07
Specific	Firewater header tank
Descriptive	Excludes foundation
Tech1	1500m³
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£154
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks for storing water ready for use with a fire fighting system.
Referencing details	Calculate the cubic capacity of the tank.
Cost information notes	Cost figures are generally marginally below that of a refinery tank to reflect bolted construction and slightly lower specifications. Add for foundations, the amount will depend upon specific installation factors.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion - fire protection (List of Accessories 2 (v) tanks)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical header tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208T08
Specific	Firewater header tank
Descriptive	Excludes foundation
Tech1	1750m³
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£147
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks for storing water ready for use with a fire fighting system.
Referencing details	Calculate the cubic capacity of the tank.
Cost information notes	Cost figures are generally marginally below that of a refinery tank to reflect bolted construction and slightly lower specifications. Add for foundations, the amount will depend upon specific installation factors.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion - fire protection (List of Accessories 2 (v) tanks)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical header tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208T09
Specific	Firewater header tank
Descriptive	Excludes foundation
Tech1	2000m³
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£138
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks for storing water ready for use with a fire fighting system.
Referencing details	Calculate the cubic capacity of the tank.
Cost information notes	Cost figures are generally marginally below that of a refinery tank to reflect bolted construction and slightly lower specifications. Add for foundations, the amount will depend upon specific installation factors.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion - fire protection (List of Accessories 2 (v) tanks)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical header tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208T10
Specific	Firewater header tank
Descriptive	Excludes foundation
Tech1	2250m³
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£131
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks for storing water ready for use with a fire fighting system.
Referencing details	Calculate the cubic capacity of the tank.
Cost information notes	Cost figures are generally marginally below that of a refinery tank to reflect bolted construction and slightly lower specifications. Add for foundations, the amount will depend upon specific installation factors.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion - fire protection (List of Accessories 2 (v) tanks)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical header tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208T11
Specific	Firewater header tank
Descriptive	Excludes foundation
Tech1	2500m³
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£125
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks for storing water ready for use with a fire fighting system.
Referencing details	Calculate the cubic capacity of the tank.
Cost information notes	Cost figures are generally marginally below that of a refinery tank to reflect bolted construction and slightly lower specifications. Add for foundations, the amount will depend upon specific installation factors.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion - fire protection (List of Accessories 2 (v) tanks)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical header tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208T12
Specific	Firewater header tank
Descriptive	Excludes foundation
Tech1	2750m³
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£121
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks for storing water ready for use with a fire fighting system.
Referencing details	Calculate the cubic capacity of the tank.
Cost information notes	Cost figures are generally marginally below that of a refinery tank to reflect bolted construction and slightly lower specifications. Add for foundations, the amount will depend upon specific installation factors.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion - fire protection (List of Accessories 2 (v) tanks)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical header tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208T13
Specific	Firewater header tank
Descriptive	Excludes foundation
Tech1	3000m³
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£119
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks for storing water ready for use with a fire fighting system.
Referencing details	Calculate the cubic capacity of the tank.
Cost information notes	Cost figures are generally marginally below that of a refinery tank to reflect bolted construction and slightly lower specifications. Add for foundations, the amount will depend upon specific installation factors.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion - fire protection (List of Accessories 2 (v) tanks)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical header tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208T14
Specific	Firewater header tank
Descriptive	Excludes foundation
Tech1	3500m³
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£111
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks for storing water ready for use with a fire fighting system.
Referencing details	Calculate the cubic capacity of the tank.
Cost information notes	Cost figures are generally marginally below that of a refinery tank to reflect bolted construction and slightly lower specifications. Add for foundations, the amount will depend upon specific installation factors.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion - fire protection (List of Accessories 2 (v) tanks)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical header tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208T15
Specific	Firewater header tank
Descriptive	Excludes foundation
Tech1	4000m³
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£106
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks for storing water ready for use with a fire fighting system.
Referencing details	Calculate the cubic capacity of the tank.
Cost information notes	Cost figures are generally marginally below that of a refinery tank to reflect bolted construction and slightly lower specifications. Add for foundations, the amount will depend upon specific installation factors.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion - fire protection (List of Accessories 2 (v) tanks)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical header tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208T16
Specific	Firewater header tank
Descriptive	Excludes foundation
Tech1	5000m³
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£97
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks for storing water ready for use with a fire fighting system.
Referencing details	Calculate the cubic capacity of the tank.
Cost information notes	Cost figures are generally marginally below that of a refinery tank to reflect bolted construction and slightly lower specifications. Add for foundations, the amount will depend upon specific installation factors.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion - fire protection (List of Accessories 2 (v) tanks)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical header tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208T17
Specific	Firewater header tank
Descriptive	Excludes foundation
Tech1	6000m³
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£92
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks for storing water ready for use with a fire fighting system.
Referencing details	Calculate the cubic capacity of the tank.
Cost information notes	Cost figures are generally marginally below that of a refinery tank to reflect bolted construction and slightly lower specifications. Add for foundations, the amount will depend upon specific installation factors.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion - fire protection (List of Accessories 2 (v) tanks)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical header tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208T18
Specific	Firewater header tank
Descriptive	Excludes foundation
Tech1	6000m³
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£87
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks for storing water ready for use with a fire fighting system.
Referencing details	Calculate the cubic capacity of the tank.
Cost information notes	Cost figures are generally marginally below that of a refinery tank to reflect bolted construction and slightly lower specifications. Add for foundations, the amount will depend upon specific installation factors.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion - fire protection (List of Accessories 2 (v) tanks)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical header tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208T19
Specific	Firewater header tank
Descriptive	Excludes foundation
Tech1	8000m³
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£82
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks for storing water ready for use with a fire fighting system.
Referencing details	Calculate the cubic capacity of the tank.
Cost information notes	Cost figures are generally marginally below that of a refinery tank to reflect bolted construction and slightly lower specifications. Add for foundations, the amount will depend upon specific installation factors.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion - fire protection (List of Accessories 2 (v) tanks)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical header tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208T20
Specific	Firewater header tank
Descriptive	Excludes foundation
Tech1	9000m³
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£81
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks for storing water ready for use with a fire fighting system.
Referencing details	Calculate the cubic capacity of the tank.
Cost information notes	Cost figures are generally marginally below that of a refinery tank to reflect bolted construction and slightly lower specifications. Add for foundations, the amount will depend upon specific installation factors.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion - fire protection (List of Accessories 2 (v) tanks)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical header tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208T21
Specific	Firewater header tank
Descriptive	Excludes foundation
Tech1	10000m³
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£78
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks for storing water ready for use with a fire fighting system.
Referencing details	Calculate the cubic capacity of the tank.
Cost information notes	Cost figures are generally marginally below that of a refinery tank to reflect bolted construction and slightly lower specifications. Add for foundations, the amount will depend upon specific installation factors.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion - fire protection (List of Accessories 2 (v) tanks)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical header tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208T22
Specific	Firewater header tank
Descriptive	Excludes foundation
Tech1	11000m³
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£77
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks for storing water ready for use with a fire fighting system.
Referencing details	Calculate the cubic capacity of the tank.
Cost information notes	Cost figures are generally marginally below that of a refinery tank to reflect bolted construction and slightly lower specifications. Add for foundations, the amount will depend upon specific installation factors.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion - fire protection (List of Accessories 2 (v) tanks)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical header tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208T23
Specific	Firewater header tank
Descriptive	Excludes foundation
Tech1	12000m³
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£75
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks for storing water ready for use with a fire fighting system.
Referencing details	Calculate the cubic capacity of the tank.
Cost information notes	Cost figures are generally marginally below that of a refinery tank to reflect bolted construction and slightly lower specifications. Add for foundations, the amount will depend upon specific installation factors.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion - fire protection (List of Accessories 2 (v) tanks)
non rateable element	-
Adjusted Plant and Machinery	It is assumed that the item forms part of an "average size specialist industrial complex". Where it would be normal to find more than one item like pumps, generators etc.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical header tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208T24
Specific	Firewater header tank
Descriptive	Excludes foundation
Tech1	14000m³
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£73
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks for storing water ready for use with a fire fighting system.
Referencing details	Calculate the cubic capacity of the tank.
Cost information notes	Cost figures are generally marginally below that of a refinery tank to reflect bolted construction and slightly lower specifications. Add for foundations, the amount will depend upon specific installation factors.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion - fire protection (List of Accessories 2 (v) tanks)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical header tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208T25
Specific	Firewater header tank
Descriptive	Excludes foundation
Tech1	14000m³
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£71
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks for storing water ready for use with a fire fighting system.
Referencing details	Calculate the cubic capacity of the tank.
Cost information notes	Cost figures are generally marginally below that of a refinery tank to reflect bolted construction and slightly lower specifications. Add for foundations, the amount will depend upon specific installation factors.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion - fire protection (List of Accessories 2 (v) tanks)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical header tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208T26
Specific	Firewater header tank
Descriptive	Excludes foundation
Tech1	15000m³
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£70
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks for storing water ready for use with a fire fighting system.
Referencing details	Calculate the cubic capacity of the tank.
Cost information notes	Cost figures are generally marginally below that of a refinery tank to reflect bolted construction and slightly lower specifications. Add for foundations, the amount will depend upon specific installation factors.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion - fire protection (List of Accessories 2 (v) tanks)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical header tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208T27
Specific	Firewater header tank
Descriptive	Excludes foundation
Tech1	16000m³
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£68
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks for storing water ready for use with a fire fighting system.
Referencing details	Calculate the cubic capacity of the tank.
Cost information notes	Cost figures are generally marginally below that of a refinery tank to reflect bolted construction and slightly lower specifications. Add for foundations, the amount will depend upon specific installation factors.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion - fire protection (List of Accessories 2 (v) tanks)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical header tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208T28
Specific	Firewater header tank
Descriptive	Excludes foundation
Tech1	17000m³
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£68
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks for storing water ready for use with a fire fighting system.
Referencing details	Calculate the cubic capacity of the tank.
Cost information notes	Cost figures are generally marginally below that of a refinery tank to reflect bolted construction and slightly lower specifications. Add for foundations, the amount will depend upon specific installation factors.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion - fire protection (List of Accessories 2 (v) tanks)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical header tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208T29
Specific	Firewater header tank
Descriptive	Excludes foundation
Tech1	20000m³
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£65
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks for storing water ready for use with a fire fighting system.
Referencing details	Calculate the cubic capacity of the tank.
Cost information notes	Cost figures are generally marginally below that of a refinery tank to reflect bolted construction and slightly lower specifications. Add for foundations, the amount will depend upon specific installation factors.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion - fire protection (List of Accessories 2 (v) tanks)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical header tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208T30
Specific	Firewater header tank
Descriptive	Excludes foundation
Tech1	25000m³
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£63
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks for storing water ready for use with a fire fighting system.
Referencing details	Calculate the cubic capacity of the tank.
Cost information notes	Cost figures are generally marginally below that of a refinery tank to reflect bolted construction and slightly lower specifications. Add for foundations, the amount will depend upon specific installation factors.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion - fire protection (List of Accessories 2 (v) tanks)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical header tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208A22
Specific	Firewater header tank
Descriptive	Including pump set + pipes
Tech1	Average cost where details unknown
Tech2	Serving up to 100 sprinkler heads
Unit size	Each
Unit of measurement	Each
ERC	£140,966
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Water pumps and engine together with valves and automatic control to serve firewater header tank to deliver required pressure and volume of water to sprinkler system. Usually tank and pump system is situated outside the main building but can be on roof in some circumstances. Usually system is painted RED
Referencing details	-
Cost information notes	Apply where full details of system are unknown. This is an average cost for tank, pumps, engine and distribution pipework. Cost excludes sprinkler heads, detection and alarm. Add for sprinkler system per 208D01 at 950 per sprinkler head.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Sprinkler heads, fire detection and alarm system.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208A23
Specific	Firewater header tank
Descriptive	Including pump set + pipes
Tech1	Average cost where details unknown
Tech2	Serving over 100 heads
Unit size	Each
Unit of measurement	Each
ERC	£158,587
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Water pumps and engine together with valves and automatic control to serve firewater header tank to deliver required pressure and volume of water to sprinkler system. Usually tank and pump system is situated outside the main building but can be on roof in some circumstances. Usually system is painted RED
Referencing details	-
Cost information notes	This is an average cost where details are unknown. Excludes cost of sprinklers, fire detection and alarm. Add to cost of sprinklers per 208D01 at 950 per sprinkler head.
rateable element	Class 2 Table 2 (f) Protection from Hazards
non rateable element	-
Adjusted Plant and Machinery	Sprinklers, fire detection and alarm.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

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Generic Category	Fire protection
CG Code	208T50
Specific	Firewater header tank
Descriptive	Underground
Tech1	Braithwaite tank type
Tech2	3.66 depth x 4.88 x 4.88
Unit size	Each
Unit of measurement	Each
ERC	£45,956
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks for storing water ready for use with a fire fighting system.
Referencing details	Note capacity of tank and dimensions where possible. Note pump rooms or chambers and sizes. Age
Cost information notes	Underground water storage tanks are usually rectangular and are often Braithwaite type tanks. Pump rooms and pumps also can be underground
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion - fire protection (List of Accessories 2 (v) tanks)
non rateable element	-
Adjusted Plant and Machinery	Add for pit in which the tank sits.
Number of items adjusted	It is assumed that the item forms part of an average size specialist industrial complex. Where it would be normal to find more than one item in such a hereditament the ERC stated has been adjusted to reflect any number, quantity discount These figures are NOT one off figures.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical installation generally rectangle foot print but can vary.
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208T51
Specific	Firewater header tank
Descriptive	Underground
Tech1	Braithwaite tank type
Tech2	3.66 depth x 6.10 x 4.88
Unit size	Each
Unit of measurement	Each
ERC	£54,019
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks for storing water ready for use with a fire fighting system. Pump rooms and pumps are also underground
Referencing details	Note capacity of tank and dimensions where possible. Note pump rooms or chambers and sizes. Age
Cost information notes	Underground water storage tanks are usually rectangular and are often Braithwaite type tanks. Pump rooms and pumps also can be underground
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion - fire protection (List of Accessories 2 (v) tanks)
non rateable element	-
Adjusted Plant and Machinery	Add for pit in which the tank sits.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical installation generally rectangle foot print but can vary.
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208T52
Specific	Firewater header tank
Descriptive	Underground
Tech1	Braithwaite tank type
Tech2	3.66 depth x 6.10 x 6.10
Unit size	Each
Unit of measurement	Each
ERC	£65,128
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks for storing water ready for use with a fire fighting system.
Referencing details	Note capacity of tank and dimensions where possible. Note pump rooms or chambers and sizes. Age
Cost information notes	Underground water storage tanks are usually rectangular and are often Braithwaite type tanks. Pump rooms and pumps also can be underground
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion - fire protection (List of Accessories 2 (v) tanks)
non rateable element	-
Adjusted Plant and Machinery	Add for pit in which the tank sits.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical installation generally rectangle foot print but can vary.
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208T53
Specific	Firewater header tank
Descriptive	Underground
Tech1	Braithwaite tank type
Tech2	3.66 depth x 7.32x 7.32
Unit size	Each
Unit of measurement	Each
ERC	£85,201
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks for storing water ready for use with a fire fighting system.
Referencing details	Note capacity of tank and dimensions where possible. Note pump rooms or chambers and sizes. Age
Cost information notes	Underground water storage tanks are usually rectangular and are often Braithwaite type tanks. Pump rooms and pumps also can be underground
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion - fire protection (List of Accessories 2 (v) tanks)
non rateable element	-
Adjusted Plant and Machinery	Add for pit in which the tank sits.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical installation generally rectangle foot print but can vary.
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208T54
Specific	Firewater header tank
Descriptive	Underground
Tech1	Braithwaite tank type
Tech2	3.66 depth x 8.53x 8.53
Unit size	Each
Unit of measurement	Each
ERC	£107,744
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks for storing water ready for use with a fire fighting system.
Referencing details	Note capacity of tank and dimensions where possible. Note pump rooms or chambers and sizes. Age
Cost information notes	Underground water storage tanks are usually rectangular and are often Braithwaite type tanks. Pump rooms and pumps also can be underground
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion - fire protection (List of Accessories 2 (v) tanks)
non rateable element	-
Adjusted Plant and Machinery	Add for pit in which the tank sits.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical installation generally rectangle foot print but can vary.
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208T55
Specific	Firewater header tank
Descriptive	Underground
Tech1	Braithwaite tank type
Tech2	3.66 depth x 10.97x 8.53
Unit size	Each
Unit of measurement	Each
ERC	£131,931
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks for storing water ready for use with a fire fighting system.
Referencing details	Note capacity of tank and dimensions where possible. Note pump rooms or chambers and sizes. Age
Cost information notes	Underground water storage tanks are usually rectangular and are often Braithwaite type tanks. Pump rooms and pumps also can be underground
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion - fire protection (List of Accessories 2 (v) tanks)
non rateable element	-
Adjusted Plant and Machinery	Add for pit in which the tank sits.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical installation generally rectangle foot print but can vary.
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208T56
Specific	Firewater header tank
Descriptive	Underground
Tech1	Braithwaite tank type
Tech2	3.66 depth x 10.97x 10.97
Unit size	Each
Unit of measurement	Each
ERC	£143,188
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks for storing water ready for use with a fire fighting system.
Referencing details	Note capacity of tank and dimensions where possible. Note pump rooms or chambers and sizes. Age
Cost information notes	Underground water storage tanks are usually rectangular and are often Braithwaite type tanks. Pump rooms and pumps also can be underground
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion - fire protection (List of Accessories 2 (v) tanks)
non rateable element	-
Adjusted Plant and Machinery	Add for pit in which the tank sits.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical installation generally rectangle foot print but can vary.
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208T57
Specific	Firewater header tank
Descriptive	Underground
Tech1	Braithwaite tank type
Tech2	3.66 depth x 12.19x 12.19
Unit size	Each
Unit of measurement	Each
ERC	£169,626
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks for storing water ready for use with a fire fighting system.
Referencing details	Note capacity of tank and dimensions where possible. Note pump rooms or chambers and sizes. Age
Cost information notes	Underground water storage tanks are usually rectangular and are often Braithwaite type tanks. Pump rooms and pumps also can be underground
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion - fire protection (List of Accessories 2 (v) tanks)
non rateable element	-
Adjusted Plant and Machinery	Add for pit in which the tank sits.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical installation generally rectangle foot print but can vary.
Photo notes	-

Photo1

Photo2

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Generic Category	Fire protection
CG Code	208C01
Specific	Gas protection
Descriptive	Argon gas for compartment within complex
Tech1	Based on floor area
Tech2	81m² x 3m ht
Unit size	-
Unit of measurement	Each
ERC	£195
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	In many specialist areas water is not an appropriate medium especially where electrical or sensitive items are stored. Over the years various inert gases have been used and the heavier inert gases are preferred. CO2 is often employed in areas where humans do not work but where the workforce is employed Argon is the most popular gas. The gas is stored in pressure vessels and when released forms a gas blanket which drops to the floor of the building and knocks out oxygen. The costs for the pipes and the heads is the same as for water sprinkler systems (see appropriate section) Once the system has been discharged it has to be re charged
Referencing details	Record medium of protection used, storage vessels , sizes and age Where appropriate - number of outlets.
Cost information notes	Location within industrial complex - Argon Gas Control Room 185.6m2 x 3.5m high (main control room with computer control systems) Based on floor area. To include tanks, electrical detection system, pipes, and pipe supports, heads, installation and controls including alarms.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion protection and suppressions systems. List of Accessories 2 (v) pipes, tanks, valves. (viii) instruments ….
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description Fire Protection: Gas Systems. Notes: Carbon Dioxide is used extensively in electrical sub stations or where personnel are not constantly in occupation. Halon 1301 was originally employed where personnel where in occupation however this gas has been withdrawn and replaced by Argon Gas. The number of gas bottles required is usually calculated by considering the volume of the room.

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208C02
Specific	Gas protection
Descriptive	Argon gas for compartment within complex
Tech1	Based on floor area
Tech2	185.6m² x 3.5m ht
Unit size	Each
Unit of measurement	Each
ERC	£165
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	In many specialist areas water is not an appropriate medium especially where electrical or sensitive items are stored. Over the years various inert gases have been used and the heavier inert gases are preferred. CO2 is often employed in areas where humans do not work but where the workforce is employed Argon is the most popular gas. The gas is stored in pressure vessels and when released forms a gas blanket which drops to the floor of the building and knocks out oxygen. The costs for the pipes and the heads is the same as for water sprinkler systems (see appropriate section) Once the system has been discharged it has to be re charged
Referencing details	Record medium of protection used, storage vessels , sizes and age Where appropriate - number of outlets.
Cost information notes	Location within industrial complex - Argon Gas Control Room 185.6m2 x 3.5m high (main control room with computer control systems) Based on floor area. To include tanks, electrical detection system, pipes, and pipe supports, heads, installation and controls including alarms.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion protection and suppressions systems. List of Accessories 2 (v) pipes, tanks, valves. (viii) instruments ….
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description Fire Protection: Gas Systems. Notes: Carbon Dioxide is used extensively in electrical sub stations or where personnel are not constantly in occupation. Halon 1301 was originally employed where personnel where in occupation however this gas has been withdrawn and replaced by Argon Gas. The number of gas bottles required is usually calculated by considering the volume of the room.

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208C03
Specific	Gas protection
Descriptive	Argon gas for compartment within complex
Tech1	Based on floor area
Tech2	36m² x 3.5m ht
Unit size	m2
Unit of measurement	Each
ERC	£277
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	In many specialist areas water is not an appropriate medium especially where electrical or sensitive items are stored. Over the years various inert gases have been used and the heavier inert gases are preferred. CO2 is often employed in areas where humans do not work but where the workforce is employed Argon is the most popular gas. The gas is stored in pressure vessels and when released forms a gas blanket which drops to the floor of the building and knocks out oxygen. The costs for the pipes and the heads is the same as for water sprinkler systems (see appropriate section) Once the system has been discharged it has to be re charged
Referencing details	Record medium of protection used, storage vessels , sizes and age Where appropriate - number of outlets.
Cost information notes	Location within industrial complex - Argon Gas Control Room 185.6m2 x 3.5m high (main control room with computer control systems) Based on floor area. To include tanks, electrical detection system, pipes, and pipe supports, heads, installation and controls including alarms.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion protection and suppressions systems. List of Accessories 2 (v) pipes, tanks, valves. (viii) instruments ….
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description Fire Protection: Gas Systems. Notes: Carbon Dioxide is used extensively in electrical sub stations or where personnel are not constantly in occupation. Halon 1301 was originally employed where personnel where in occupation however this gas has been withdrawn and replaced by Argon Gas. The number of gas bottles required is usually calculated by considering the volume of the room.

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208C11
Specific	Gas protection
Descriptive	Argon gas for compartment within complex
Tech1	Based on internal volume
Tech2	81m² x 3m ht
Unit size	m3
Unit of measurement	Each
ERC	£77
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	In many specialist areas water is not an appropriate medium especially where electrical or sensitive items are stored. Over the years various inert gases have been used and the heavier inert gases are preferred. CO2 is often employed in areas where humans do not work but where the workforce is employed Argon is the most popular gas. The gas is stored in pressure vessels and when released forms a gas blanket which drops to the floor of the building and knocks out oxygen. The costs for the pipes and the heads is the same as for water sprinkler systems (see appropriate section) Once the system has been discharged it has to be re charged
Referencing details	Record medium of protection used, storage vessels , sizes and age Where appropriate - number of outlets.
Cost information notes	Location within industrial complex - Argon Gas Control Room 185.6m2 x 3.5m high (main control room with computer control systems) Based on floor area. To include tanks, electrical detection system, pipes, and pipe supports, heads, installation and controls including alarms.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion protection and suppressions systems. List of Accessories 2 (v) pipes, tanks, valves. (viii) instruments ….
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description Fire Protection: Gas Systems. Notes: Carbon Dioxide is used extensively in electrical sub stations or where personnel are not constantly in occupation. Halon 1301 was originally employed where personnel where in occupation however this gas has been withdrawn and replaced by Argon Gas. The number of gas bottles required is usually calculated by considering the volume of the room.

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Fire protection
CG Code	208C22
Specific	Gas protection
Descriptive	Argon gas for compartment within complex
Tech1	Based on internal volume
Tech2	185.6m² x 3.5m ht
Unit size	m3
Unit of measurement	Each
ERC	£52
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	In many specialist areas water is not an appropriate medium especially where electrical or sensitive items are stored. Over the years various inert gases have been used and the heavier inert gases are preferred. CO2 is often employed in areas where humans do not work but where the workforce is employed Argon is the most popular gas. The gas is stored in pressure vessels and when released forms a gas blanket which drops to the floor of the building and knocks out oxygen. The costs for the pipes and the heads is the same as for water sprinkler systems (see appropriate section) Once the system has been discharged it has to be re charged
Referencing details	Record medium of protection used, storage vessels , sizes and age Where appropriate - number of outlets.
Cost information notes	Location within industrial complex - Argon Gas Control Room 185.6m2 x 3.5m high (main control room with computer control systems) Based on floor area. To include tanks, electrical detection system, pipes, and pipe supports, heads, installation and controls including alarms.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion protection and suppressions systems. List of Accessories 2 (v) pipes, tanks, valves. (viii) instruments ….
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description Fire Protection: Gas Systems. Notes: Carbon Dioxide is used extensively in electrical sub stations or where personnel are not constantly in occupation. Halon 1301 was originally employed where personnel where in occupation however this gas has been withdrawn and replaced by Argon Gas. The number of gas bottles required is usually calculated by considering the volume of the room.

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Fire protection
CG Code	208C33
Specific	Gas protection
Descriptive	Argon gas for compartment within complex
Tech1	Based on internal volume
Tech2	36m² x 3.5m ht
Unit size	m3
Unit of measurement	Each
ERC	£89
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	In many specialist areas water is not an appropriate medium especially where electrical or sensitive items are stored. Over the years various inert gases have been used and the heavier inert gases are preferred. CO2 is often employed in areas where humans do not work but where the workforce is employed Argon is the most popular gas. The gas is stored in pressure vessels and when released forms a gas blanket which drops to the floor of the building and knocks out oxygen. The costs for the pipes and the heads is the same as for water sprinkler systems (see appropriate section) Once the system has been discharged it has to be re charged
Referencing details	Record medium of protection used, storage vessels , sizes and age Where appropriate - number of outlets.
Cost information notes	Location within industrial complex - Argon Gas Control Room 185.6m2 x 3.5m high (main control room with computer control systems) Based on floor area. To include tanks, electrical detection system, pipes, and pipe supports, heads, installation and controls including alarms.
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion protection and suppressions systems. List of Accessories 2 (v) pipes, tanks, valves. (viii) instruments ….
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description Fire Protection: Gas Systems. Notes: Carbon Dioxide is used extensively in electrical sub stations or where personnel are not constantly in occupation. Halon 1301 was originally employed where personnel where in occupation however this gas has been withdrawn and replaced by Argon Gas. The number of gas bottles required is usually calculated by considering the volume of the room.

Photo notes -

Photo1

Photo2

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Generic Category	Fire protection
CG Code	208D01
Specific	Sprinklers
Descriptive	Outside and round plant
Tech1	-
Tech2	-
Unit size	Each
Unit of measurement	Each
ERC	£1,258
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	The assumption is that the pressure in the street mains is sufficient to supply the whole system continuously (or until the fire engines arrive). Costs are based on the number of heads. This includes:- mains pipes from the boundary fence to the building, control and regulation valves including gauges and dials, mains pipework (and supports) throughout the buildings, branch pipework (and supports) and the head mechanism itself. Also included are the detection devices, alarm systems and the computer control / display equipment. The type of goods / assets being protected are assessed and the number of heads are calculated to suit BS 5306 Part 2 1990. Mains street supply with no extra pumping is assumed. (i) High Hazard Class :- Occupancies 97 sq ft (9m2) per head e.g. chemical work, petrol storage. (ii) Ordinary Hazard Class :- Occupancies 130 sq ft (12m2) per head e.g. factories, offices, shops. (iii) Light Hazard Class :- Occupancies 225 sq ft (21m2) per head e.g. steel stockholders, warehousing of inert materials. The greater the Hazard rating the more densely the bulbs are located and thus the greater number required. The heads become active when the heat from below a certain section is so great it expands the liquid held in the glass head bulb whereupon the bulb breaks. This allows the water to flow - the water hits the star shaped device fitted above the bulb whereupon the water forms a shower. In many cases the bulbs released at any one time may be restricted thus not causing undue water damage. The system may have water behind the bulb but in many cases, especially in shops and offices the system is dry - air holds back the water. The release of the bulb allows the water behind the air to drive it out and spray water as normal. In many cases a control "a dry riser" can be noted. The water requirement for over 100 heads is significant.
Referencing details	Count or estimate the total number of heads served by one mains connection (there may be more than one building on site). NB there may be more than one mains connection
Cost information notes	Where firewater header tanks are employed, pumps etc see Cost Guide for additional costings. High Hazard Class may require these extra facilities. This addition is usually applied where a life safety situation arises e.g.. shops, offices, hotels
rateable element	Class 2 Table 2 (f) Protection from Hazards fire and explosion protection and suppression systems. List of Accessories 2 (i) to (viii) incl

non rateable element	-
Adjusted Plant and Machinery	Fire ring mains, firewater header tanks, firewater pump sets, fire alarm systems (no sprinklers)
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
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Generic Category	Fire protection
CG Code	208A08
Specific	Water sprinklers - mains supply
Descriptive	High Pile Stacking - extra high hazard class
Tech1	Sophisticated alarm - detection system
Tech2	Up to 100 heads
Unit size	Each
Unit of measurement	Each
ERC	£576
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Sprinkler head and pipe work within a factory building. Automatic fire detectors / smoke detectors. Each system is designed for the type of building in which it is to be used and the type of materials being protected. BS 5306 Part 2 1990. (1) High Hazard Class: Occupancies 97 sq ft (9m2) per head e.g. chemical work, petrol storage. (2) Ordinary Hazard Class: Occupancies 130 sq ft (12m2) per head e.g. factories, offices, shops. (3) Light Hazard Class: Occupancies 225 sq ft (21m2) per head e.g. steel stockholding warehouse. In (2) older ordinary hazard class systems usually the town water supply is adequate. However the widespread reduction of town water main pressure has meant that most modern ordinary hazard systems now demand tanks and pump backup system. Assume all modern systems require an addition for a tank, pumps and mains connection pipes unless informed otherwise. For (1) extra high hazard class a pump and tank system is required and a separate addition should be made for this item in all cases. All detection systems of control electrics, pipes and alarms are included in the costs. Town Water only systems are not suitable for life safety applications i.e. as in hotels, offices and shops. Terms: Wet System: Water is in pipe up to sprinkler head at all times. Dry System: Pipe work is charged with air to prevent water lying in pipes used in cold stores or areas where frost damage could occur.
Referencing details	Count or estimate number of heads based on area
Cost information notes	Normal Stacking. Normal height stacking. Fire risk low. Ordinary hazard. Mains water supply. Individual head glass bulb detection. One head every 10m2 - 12m2. The water mains from the town supply to the building and the pipe work in the building is included in these costs. Where applicable the pipe work from a storage tank to the building is included in the costs. Where a ring main is employed or branch mains to items of rateable plant a separate figure is required for the pipe work. Concrete foundations to tanks, motors and pumps are additional costs, as are costs for, insulation to pipes, pipe racks and pipe supports. All these items are to be rated under Class 2 and List of Accessories 2. (i) to (viii)
rateable element	Class 2 Table 2 (f) Protection from Hazards List of accessories 2(i), (v), (vii), (viii)

non rateable element	-
Adjusted Plant and Machinery	Alarms, tanks, foundations, pipes, pumps
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Fire protection
CG Code	208A09
Specific	Water sprinklers - mains supply
Descriptive	High Pile Stacking - extra high hazard class
Tech1	Sophisticated alarm - detection system
Tech2	Over 100 heads
Unit size	Each
Unit of measurement	Each
ERC	£461
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Sprinkler head and pipe work within a factory building. Automatic fire detectors / smoke detectors. Each system is designed for the type of building in which it is to be used and the type of materials being protected. BS 5306 Part 2 1990. (1) High Hazard Class: Occupancies 97 sq ft (9m2) per head e.g. chemical work, petrol storage. (2) Ordinary Hazard Class: Occupancies 130 sq ft (12m2) per head e.g. factories, offices, shops. (3) Light Hazard Class: Occupancies 225 sq ft (21m2) per head e.g. steel stockholding warehouse. In (2) older ordinary hazard class systems usually the town water supply is adequate. However the widespread reduction of town water main pressure has meant that most modern ordinary hazard systems now demand tanks and pump backup system. Assume all modern systems require an addition for a tank, pumps and mains connection pipes unless informed otherwise. For (1) extra high hazard class a pump and tank system is required and a separate addition should be made for this item in all cases. All detection systems of control electrics, pipes and alarms are included in the costs. Town Water only systems are not suitable for life safety applications i.e. as in hotels, offices and shops. Terms: Wet System: Water is in pipe up to sprinkler head at all times. Dry System: Pipe work is charged with air to prevent water lying in pipes used in cold stores or areas where frost damage could occur.
Referencing details	Count or estimate number of heads based on area
Cost information notes	Normal Stacking. Normal height stacking. Fire risk low. Ordinary hazard. Mains water supply. Individual head glass bulb detection. One head every 10m2 - 12m2. The water mains from the town supply to the building and the pipe work in the building is included in these costs. Where applicable the pipe work from a storage tank to the building is included in the costs. Where a ring main is employed or branch mains to items of rateable plant a separate figure is required for the pipe work. Concrete foundations to tanks, motors and pumps are additional costs, as are costs for, insulation to pipes, pipe racks and pipe supports. All these items are to be rated under Class 2 and List of Accessories 2. (i) to (viii)
rateable element	Class 2 Table 2 (f) Protection from Hazards List of accessories 2(i), (v), (vii), (viii)

non rateable element	-
Adjusted Plant and Machinery	Alarms, tanks, foundations, pipes, pumps
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Fire protection
CG Code	208A06
Specific	Water sprinklers - mains supply
Descriptive	High Pile Stacking - high hazard class
Tech1	Individual bulbs - One head every 9m²
Tech2	100 - 200 heads
Unit size	Each
Unit of measurement	Each
ERC	£266
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Sprinkler head and pipe work within a factory building. Automatic fire detectors / smoke detectors. Each system is designed for the type of building in which it is to be used and the type of materials being protected. BS 5306 Part 2 1990. (1) High Hazard Class: Occupancies 97 sq ft (9m2) per head e.g. chemical work, petrol storage. (2) Ordinary Hazard Class: Occupancies 130 sq ft (12m2) per head e.g. factories, offices, shops. (3) Light Hazard Class: Occupancies 225 sq ft (21m2) per head e.g. steel stockholding warehouse. In (2) older ordinary hazard class systems usually the town water supply is adequate. However the widespread reduction of town water main pressure has meant that most modern ordinary hazard systems now demand tanks and pump backup system. Assume all modern systems require an addition for a tank, pumps and mains connection pipes unless informed otherwise. For (1) extra high hazard class a pump and tank system is required and a separate addition should be made for this item in all cases. All detection systems of control electrics, pipes and alarms are included in the costs. Town Water only systems are not suitable for life safety applications i.e. as in hotels, offices and shops. Terms: Wet System: Water is in pipe up to sprinkler head at all times. Dry System: Pipe work is charged with air to prevent water lying in pipes used in cold stores or areas where frost damage could occur.
Referencing details	Count or estimate number of heads based on area
Cost information notes	Normal Stacking. Normal height stacking. Fire risk low. Ordinary hazard. Mains water supply. Individual head glass bulb detection. One head every 10m2 - 12m2. The water mains from the town supply to the building and the pipe work in the building is included in these costs. Where applicable the pipe work from a storage tank to the building is included in the costs. Where a ring main is employed or branch mains to items of rateable plant a separate figure is required for the pipe work. Concrete foundations to tanks, motors and pumps are additional costs, as are costs for, insulation to pipes, pipe racks and pipe supports. All these items are to be rated under Class 2 and List of Accessories 2. (i) to (viii)
rateable element	Class 2 Table 2 (f) Protection from Hazards List of accessories 2(i), (v), (vii), (viii)

non rateable element	-
Adjusted Plant and Machinery	Alarms, tanks, foundations, pipes, pumps
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Fire protection
CG Code	208A07
Specific	Water sprinklers - mains supply
Descriptive	High Pile Stacking - high hazard class
Tech1	Individual bulbs - One head every 9m²
Tech2	Over 200 heads
Unit size	Each
Unit of measurement	Each
ERC	£240
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Sprinkler head and pipe work within a factory building. Automatic fire detectors / smoke detectors. Each system is designed for the type of building in which it is to be used and the type of materials being protected. BS 5306 Part 2 1990. (1) High Hazard Class: Occupancies 97 sq ft (9m2) per head e.g. chemical work, petrol storage. (2) Ordinary Hazard Class: Occupancies 130 sq ft (12m2) per head e.g. factories, offices, shops. (3) Light Hazard Class: Occupancies 225 sq ft (21m2) per head e.g. steel stockholding warehouse. In (2) older ordinary hazard class systems usually the town water supply is adequate. However the widespread reduction of town water main pressure has meant that most modern ordinary hazard systems now demand tanks and pump backup system. Assume all modern systems require an addition for a tank, pumps and mains connection pipes unless informed otherwise. For (1) extra high hazard class a pump and tank system is required and a separate addition should be made for this item in all cases. All detection systems of control electrics, pipes and alarms are included in the costs. Town Water only systems are not suitable for life safety applications i.e. as in hotels, offices and shops. Terms: Wet System: Water is in pipe up to sprinkler head at all times. Dry System: Pipe work is charged with air to prevent water lying in pipes used in cold stores or areas where frost damage could occur.
Referencing details	Count or estimate number of heads based on area
Cost information notes	Normal Stacking. Normal height stacking. Fire risk low. Ordinary hazard. Mains water supply. Individual head glass bulb detection. One head every 10m2 - 12m2. The water mains from the town supply to the building and the pipe work in the building is included in these costs. Where applicable the pipe work from a storage tank to the building is included in the costs. Where a ring main is employed or branch mains to items of rateable plant a separate figure is required for the pipe work. Concrete foundations to tanks, motors and pumps are additional costs, as are costs for, insulation to pipes, pipe racks and pipe supports. All these items are to be rated under Class 2 and List of Accessories 2. (i) to (viii)
rateable element	Class 2 Table 2 (f) Protection from Hazards List of accessories 2(i), (v), (vii), (viii)

non rateable element	-
Adjusted Plant and Machinery	Alarms, tanks, foundations, pipes, pumps
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Fire protection
CG Code	208A01
Specific	Water sprinklers - mains supply
Descriptive	Normal stacking - low risk
Tech1	Individual bulbs - one head every 10m² to 12m²
Tech2	Up to 100 heads
Unit size	Each
Unit of measurement	Each
ERC	£314
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Sprinkler head and pipe work within a factory building. Automatic fire detectors / smoke detectors. Each system is designed for the type of building in which it is to be used and the type of materials being protected. BS 5306 Part 2 1990. (1) High Hazard Class: Occupancies 97 sq ft (9m2) per head e.g. chemical work, petrol storage. (2) Ordinary Hazard Class: Occupancies 130 sq ft (12m2) per head e.g. factories, offices, shops. (3) Light Hazard Class: Occupancies 225 sq ft (21m2) per head e.g. steel stockholding warehouse. In (2) older ordinary hazard class systems usually the town water supply is adequate. However the widespread reduction of town water main pressure has meant that most modern ordinary hazard systems now demand tanks and pump backup system. Assume all modern systems require an addition for a tank, pumps and mains connection pipes unless informed otherwise. For (1) extra high hazard class a pump and tank system is required and a separate addition should be made for this item in all cases. All detection systems of control electrics, pipes and alarms are included in the costs. Town Water only systems are not suitable for life safety applications i.e. as in hotels, offices and shops. Terms: Wet System: Water is in pipe up to sprinkler head at all times. Dry System: Pipe work is charged with air to prevent water lying in pipes used in cold stores or areas where frost damage could occur.
Referencing details	Count or estimate number of heads based on area
Cost information notes	Normal Stacking. Normal height stacking. Fire risk low. Ordinary hazard. Mains water supply. Individual head glass bulb detection. One head every 10m2 - 12m2. The water mains from the town supply to the building and the pipe work in the building is included in these costs. Where applicable the pipe work from a storage tank to the building is included in the costs. Where a ring main is employed or branch mains to items of rateable plant a separate figure is required for the pipe work. Concrete foundations to tanks, motors and pumps are additional costs, as are costs for, insulation to pipes, pipe racks and pipe supports. All these items are to be rated under Class 2 and List of Accessories 2. (i) to (viii)
rateable element	Class 2 Table 2 (f) Protection from Hazards List of accessories 2(i), (v), (vii), (viii)

non rateable element	-
Adjusted Plant and Machinery	Alarms, tanks, foundations, pipes, pumps
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Fire Protection - Firewater Sprinkler Systems Heads
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Fire protection
CG Code	208A02
Specific	Water sprinklers - mains supply
Descriptive	Normal stacking - low risk
Tech1	Individual bulbs - one head every 10m² to 12m²
Tech2	100 to 200 heads
Unit size	Each
Unit of measurement	Each
ERC	£251
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Sprinkler head and pipe work within a factory building. Automatic fire detectors / smoke detectors. Each system is designed for the type of building in which it is to be used and the type of materials being protected. BS 5306 Part 2 1990. (1) High Hazard Class: Occupancies 97 sq ft (9m2) per head e.g. chemical work, petrol storage. (2) Ordinary Hazard Class: Occupancies 130 sq ft (12m2) per head e.g. factories, offices, shops. (3) Light Hazard Class: Occupancies 225 sq ft (21m2) per head e.g. steel stockholding warehouse. In (2) older ordinary hazard class systems usually the town water supply is adequate. However the widespread reduction of town water main pressure has meant that most modern ordinary hazard systems now demand tanks and pump backup system. Assume all modern systems require an addition for a tank, pumps and mains connection pipes unless informed otherwise. For (1) extra high hazard class a pump and tank system is required and a separate addition should be made for this item in all cases. All detection systems of control electrics, pipes and alarms are included in the costs. Town Water only systems are not suitable for life safety applications i.e. as in hotels, offices and shops. Terms: Wet System: Water is in pipe up to sprinkler head at all times. Dry System: Pipe work is charged with air to prevent water lying in pipes used in cold stores or areas where frost damage could occur.
Referencing details	Count or estimate number of heads based on area
Cost information notes	Normal Stacking. Normal height stacking. Fire risk low. Ordinary hazard. Mains water supply. Individual head glass bulb detection. One head every 10m2 - 12m2. The water mains from the town supply to the building and the pipe work in the building is included in these costs. Where applicable the pipe work from a storage tank to the building is included in the costs. Where a ring main is employed or branch mains to items of rateable plant a separate figure is required for the pipe work. Concrete foundations to tanks, motors and pumps are additional costs, as are costs for, insulation to pipes, pipe racks and pipe supports. All these items are to be rated under Class 2 and List of Accessories 2. (i) to (viii)
rateable element	Class 2 Table 2 (f) Protection from Hazards List of accessories 2(i), (v), (vii), (viii)

non rateable element	-
Adjusted Plant and Machinery	Alarms, tanks, foundations, pipes, pumps
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Fire protection
CG Code	208A03
Specific	Water sprinklers - mains supply
Descriptive	Normal stacking - low risk
Tech1	Individual bulbs - one head every 10m² to 12m²
Tech2	Over 200 heads
Unit size	Each
Unit of measurement	Each
ERC	£226
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Sprinkler head and pipe work within a factory building. Automatic fire detectors / smoke detectors. Each system is designed for the type of building in which it is to be used and the type of materials being protected. BS 5306 Part 2 1990. (1) High Hazard Class: Occupancies 97 sq ft (9m2) per head e.g. chemical work, petrol storage. (2) Ordinary Hazard Class: Occupancies 130 sq ft (12m2) per head e.g. factories, offices, shops. (3) Light Hazard Class: Occupancies 225 sq ft (21m2) per head e.g. steel stockholding warehouse. In (2) older ordinary hazard class systems usually the town water supply is adequate. However the widespread reduction of town water main pressure has meant that most modern ordinary hazard systems now demand tanks and pump backup system. Assume all modern systems require an addition for a tank, pumps and mains connection pipes unless informed otherwise. For (1) extra high hazard class a pump and tank system is required and a separate addition should be made for this item in all cases. All detection systems of control electrics, pipes and alarms are included in the costs. Town Water only systems are not suitable for life safety applications i.e. as in hotels, offices and shops. Terms: Wet System: Water is in pipe up to sprinkler head at all times. Dry System: Pipe work is charged with air to prevent water lying in pipes used in cold stores or areas where frost damage could occur.
Referencing details	Count or estimate number of heads based on area
Cost information notes	Normal Stacking. Normal height stacking. Fire risk low. Ordinary hazard. Mains water supply. Individual head glass bulb detection. One head every 10m2 - 12m2. The water mains from the town supply to the building and the pipe work in the building is included in these costs. Where applicable the pipe work from a storage tank to the building is included in the costs. Where a ring main is employed or branch mains to items of rateable plant a separate figure is required for the pipe work. Concrete foundations to tanks, motors and pumps are additional costs, as are costs for, insulation to pipes, pipe racks and pipe supports. All these items are to be rated under Class 2 and List of Accessories 2. (i) to (viii)
rateable element	Class 2 Table 2 (f) Protection from Hazards List of accessories 2(i), (v), (vii), (viii)

non rateable element	-
Adjusted Plant and Machinery	Alarms, tanks, foundations, pipes, pumps
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Fire protection
CG Code	208A04
Specific	Water sprinklers - mains supply
Descriptive	Normal stacking - low risk
Tech1	Sophisticated alarm - detection system
Tech2	Up to 100 heads
Unit size	Per sprinkler head
Unit of measurement	Each
ERC	£576
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Sprinkler head and pipe work within a factory building. Automatic fire detectors / smoke detectors. Each system is designed for the type of building in which it is to be used and the type of materials being protected. BS 5306 Part 2 1990. (1) High Hazard Class: Occupancies 97 sq ft (9m2) per head e.g. chemical work, petrol storage. (2) Ordinary Hazard Class: Occupancies 130 sq ft (12m2) per head e.g. factories, offices, shops. (3) Light Hazard Class: Occupancies 225 sq ft (21m2) per head e.g. steel stockholding warehouse. In (2) older ordinary hazard class systems usually the town water supply is adequate. However the widespread reduction of town water main pressure has meant that most modern ordinary hazard systems now demand tanks and pump backup system. Assume all modern systems require an addition for a tank, pumps and mains connection pipes unless informed otherwise. For (1) extra high hazard class a pump and tank system is required and a separate addition should be made for this item in all cases. All detection systems of control electrics, pipes and alarms are included in the costs. Town Water only systems are not suitable for life safety applications i.e. as in hotels, offices and shops. Terms: Wet System: Water is in pipe up to sprinkler head at all times. Dry System: Pipe work is charged with air to prevent water lying in pipes used in cold stores or areas where frost damage could occur.
Referencing details	Count or estimate number of heads based on area
Cost information notes	Normal Stacking. Normal height stacking. Fire risk low. Ordinary hazard. Mains water supply. Individual head glass bulb detection. One head every 10m2 - 12m2. The water mains from the town supply to the building and the pipe work in the building is included in these costs. Where applicable the pipe work from a storage tank to the building is included in the costs. Where a ring main is employed or branch mains to items of rateable plant a separate figure is required for the pipe work. Concrete foundations to tanks, motors and pumps are additional costs, as are costs for, insulation to pipes, pipe racks and pipe supports. All these items are to be rated under Class 2 and List of Accessories 2. (i) to (viii)
rateable element	Class 2 Table 2 (f) Protection from Hazards List of accessories 2(i), (v), (vii), (viii)

non rateable element	-
Adjusted Plant and Machinery	Alarms, tanks, foundations, pipes, pumps
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Fire protection
CG Code	208A05
Specific	Water sprinklers - mains supply
Descriptive	Normal stacking - low risk
Tech1	Sophisticated alarm - detection system
Tech2	Over 100 heads
Unit size	Each
Unit of measurement	Each
ERC	£461
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Sprinkler head and pipe work within a factory building. Automatic fire detectors / smoke detectors. Each system is designed for the type of building in which it is to be used and the type of materials being protected. BS 5306 Part 2 1990. (1) High Hazard Class: Occupancies 97 sq ft (9m2) per head e.g. chemical work, petrol storage. (2) Ordinary Hazard Class: Occupancies 130 sq ft (12m2) per head e.g. factories, offices, shops. (3) Light Hazard Class: Occupancies 225 sq ft (21m2) per head e.g. steel stockholding warehouse. In (2) older ordinary hazard class systems usually the town water supply is adequate. However the widespread reduction of town water main pressure has meant that most modern ordinary hazard systems now demand tanks and pump backup system. Assume all modern systems require an addition for a tank, pumps and mains connection pipes unless informed otherwise. For (1) extra high hazard class a pump and tank system is required and a separate addition should be made for this item in all cases. All detection systems of control electrics, pipes and alarms are included in the costs. Town Water only systems are not suitable for life safety applications i.e. as in hotels, offices and shops. Terms: Wet System: Water is in pipe up to sprinkler head at all times. Dry System: Pipe work is charged with air to prevent water lying in pipes used in cold stores or areas where frost damage could occur.
Referencing details	Count or estimate number of heads based on area
Cost information notes	Normal Stacking. Normal height stacking. Fire risk low. Ordinary hazard. Mains water supply. Individual head glass bulb detection. One head every 10m2 - 12m2. The water mains from the town supply to the building and the pipe work in the building is included in these costs. Where applicable the pipe work from a storage tank to the building is included in the costs. Where a ring main is employed or branch mains to items of rateable plant a separate figure is required for the pipe work. Concrete foundations to tanks, motors and pumps are additional costs, as are costs for, insulation to pipes, pipe racks and pipe supports. All these items are to be rated under Class 2 and List of Accessories 2. (i) to (viii)
rateable element	Class 2 Table 2 (f) Protection from Hazards List of accessories 2(i), (v), (vii), (viii)

non rateable element	-
Adjusted Plant and Machinery	Alarms, tanks, foundations, pipes, pumps
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Fire Stations
CG Code	61U00H
Specific	Cold Smoke House
Descriptive	Three Storey
Tech1	Building with Roof Space for Cold Smoke Training. Internally, using Lockable Doors, the layout and access routes can be altered through the various rooms and lobbies. Window Shutters block light and hold in the cold smoke plus there is a Dry Riser in the double-flight stair lobby.
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,858
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	GENERIC INDICATIVE DESCRIPTION. Specification - Building with Roof Space for Cold Smoke Training. Internally, using Lockable Doors, the layout and access routes can be altered through the various rooms and lobbies. Window Shutters block light and hold in the cold smoke plus there is a Dry Riser in the double-flight stair lobby.
Referencing details	GEA
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Fire Stations
CG Code	61U00G
Specific	Command and Control Building
Descriptive	Detached single storey fire station command and control building
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,219
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	GENERIC INDICATIVE DESCRIPTION. Comprising roof plant room and ancillary accommodation formed of concrete foundations supporting steel frame enclosed by brick cavity walls, double glazed windows, timber doors and pitched tiled roof over. Internally, block or metal stud partitions, veneered flush doors, plastered and painted walls, access flooring, suspended ceilings, fixed fittings, sanitary installation, centrally heated, mechanical ventilation and air conditioning, electric installation, alarms and fire extinguishing system, communications and IT services.
Referencing details	GEA
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

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Generic Category	Fire Stations
CG Code	61U00D
Specific	Fire Station
Descriptive	Fire station up to GEA of 1,500m2 and above (Principal Building only)
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,318
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	THIS IS A GENERIC SPECIFICATION. Detached fire station comprising single storey appliance bays and two storey administation and ancillary accommodation formed of concrete foundations supporting steel frame enclosed by brick or rendered cavity walls, brieze soleil, double glazed windows, timber doors and metal up and over garage doors and pitched tiled roof over. Internally, block or metal stud partitions, veneered flush doors, plastered and fair face painted walls, screeded floors, some access flooring, suspended ceilings, fixed fittings, sanitary installation, centrally heated, mechanical ventilation, electric installation, lift, alarms, communications and IT services.
Referencing details	-
Cost information notes	-
rateable element	All costs rateable
non rateable element	Non-rateable costs have been omitted
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fire Stations
CG Code	61U00B
Specific	Fire Station
Descriptive	Fire station up to GEA of 1,499m2 (Principal Building only)
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,634
Superseded codes	61U00C
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	THIS IS A GENERIC SPECIFICATION. Single or Double storey detached fire station with up to 4 appliance bays comprising concrete foundations supporting steel frame enclosed by cavity walls, double glazed windows, timber doors and metal up and over garage doors and low pitched roof clad with insulated metal sheets over. Internally, block partitions, flush doors, painted fair face walls, screeded floors, suspended ceilings, fixed fittings, sanitary installation, centrally heated, mechanical ventilation, electric installation, alarms, sprinkler sytem, communications and IT services.
Referencing details	-
Cost information notes	-
rateable element	All
non rateable element	Non-rateable costs have been omitted
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Fire Stations
CG Code	61U00R
Specific	Fire Station Steel Container
Descriptive	Training Units
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,703
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Customised steel containers on a prepared base forming a two storey structure with stairs, single and double door sets and window openings, minimal services.
Referencing details	GEA
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

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Generic Category	Fire Stations
CG Code	61U00S
Specific	Fire Station Steel Training Tower (FT66)
Descriptive	11m high
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£69,024
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Proprietary steel training tower, model FT 66, 3 platforms, approximately 11m high on prepared concrete base. This includes foundations and electrics.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical steel towers
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Fire Stations
CG Code	61U00T
Specific	Fire Station Steel Training Tower (FT96)
Descriptive	11m high
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£80,528
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Proprietary steel training tower, model FT 96, 3 platforms, approximately 11m high on prepared concrete base. This includes foundations and electrics.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical steel towers
Photo notes	-

Photo1

Photo2

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Generic Category	Fire Stations
CG Code	61U00Q
Specific	Freestanding Canopy
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£293
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Free standing canopy generally to wash down areas etc formed of concrete substructure and slab supporting steel frame covered with metal sheeting and translucent roof panels.
Referencing details	GEA
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Fire Stations
CG Code	61U00W
Specific	Training Tower
Descriptive	Masonry
Tech1	14m high
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£94,516
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Brick and concrete training tower, 4 platforms, approximately 14m high on concrete base with steel or concrete staircases.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Fire Stations
CG Code	61U00J
Specific	Fire House
Descriptive	A fire house is used for training purposes and provides a realistic training for fires including the smoke heat and flames that are generated in fires inside buildings.
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,866
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A fire house is generally built to mimic a domestic property and may include roof access facilities to provide a varied and realistic training environment. It may incorporate an integral brick built tower and will include sophisticated control and safey equipment to provide realistic training. Expensive refractory lining is likely to be found or sacrifical steel plate.
Referencing details	-
Cost information notes	-
rateable element	GEA
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Fire Stations
CG Code	61U00U
Specific	Fire Station Steel Training Tower (FT66)
Descriptive	14m high
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£87,850
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Proprietary steel training tower, model FT 66, 3 platforms, approximately 14m high on prepared concrete base. This includes foundations and electrics.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical steel towers
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Fire Stations
CG Code	61U00V
Specific	Fire Station Steel Training Tower (FT96)
Descriptive	14m high
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£102,491
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Proprietary steel training tower, model FT 96, 3 platforms, approximately 14m high on prepared concrete base. This includes foundations and electrics.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical steel towers
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Flare Stacks
CG Code	213O52
Specific	Ground Flares
Descriptive	High volume
Tech1	up to 2,000m³/hr
Tech2	-
Unit size	Each
Unit of measurement	Each
ERC	£239,582
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Ground flares are used to safely burn off un-wanted gas. They can be found at sewage treatment works, landfill sites and petro chemical facilities. The gas is burnt off in a controlled way inside a vertical tube with the flame enclosed.
Referencing details	The type of installation should be noted i.e. sewage treatment works, the pressure the system works at and the flow rate.
Cost information notes	Cost is for an installed system including concrete pad etc. Collection pipework across landfill sites is not to be included
rateable element	Class 2 Table 2 (f) PROTECTION FROM HAZARDS Fire and explosion protection and suppression systems List of Accessories 2 (i) - (viii
non rateable element	-
Adjusted Plant and Machinery	Gas holders, gas turbines, gas engines, collection pipework on land fill sites.
Number of items adjusted	The item can typically be found on a specialist industrial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description Typical Ground Flares

Photo notes -

Photo1

Photo2

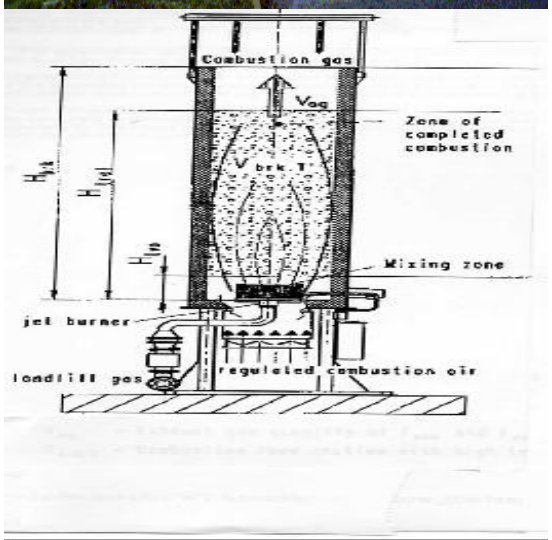

Photo3

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Generic Category	Flare Stacks
CG Code	213O50
Specific	Ground Flares
Descriptive	Low Volume
Tech1	up to 150m³/hr
Tech2	-
Unit size	Each
Unit of measurement	Each
ERC	£63,988
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Ground flares are used to safely burn off un-wanted gas. They can be found at sewage treatment works, land fill sites and petro chemical facilities. The gas is burnt off in a controlled way inside a vertical tube with the flame enclosed.
Referencing details	The type of installation should be noted i.e. sewage treatment works, the pressure the system works at and the flow rate.
Cost information notes	Cost is for an installed system including concrete pad etc. Collection pipework across landfill sites is not to be included
rateable element	Class 2 Table 2 (f) PROTECTION FROM HAZARDS Fire and explosion protection and suppression systems List of Accessories 2 (i) - (viii
non rateable element	-
Adjusted Plant and Machinery	Gas holders, gas turbines, gas engines, collection pipework on land fill sites.
Number of items adjusted	The item can typically be found on a specialist industrial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description Typical Ground Flares

Photo notes -

Photo1

Photo2

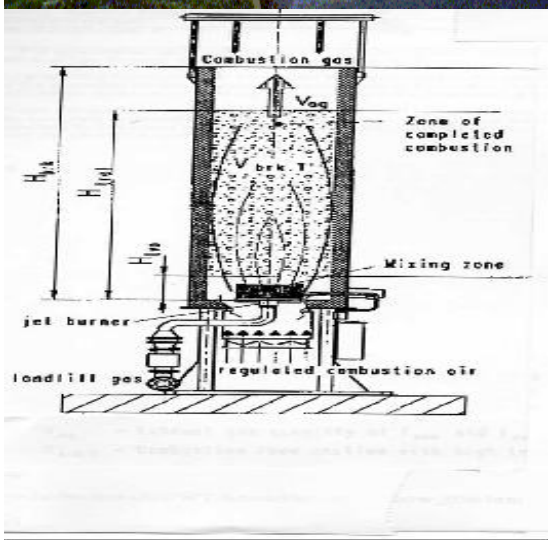

Photo3

Back

Generic Category	Flare Stacks
CG Code	213O51
Specific	Ground Flares
Descriptive	Medium Volume
Tech1	Approx. 500m³/hr
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£111,606
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Ground flares are used to safely burn off un-wanted gas. They can be found at sewage treatment works, landfill sites and petro chemical facilities. The gas is burnt off in a controlled way inside a vertical tube with the flame enclosed.
Referencing details	The type of installation should be noted i.e. sewage treatment works, the pressure the system works at and the flow rate.
Cost information notes	Cost is for an installed system including concrete pad etc. Collection pipework across landfill sites is not to be included
rateable element	Class 2 Table 2 (f) PROTECTION FROM HAZARDS Fire and explosion protection and suppression systems List of Accessories 2 (i) - (viii
non rateable element	-
Adjusted Plant and Machinery	Gas holders, gas turbines, gas engines, collection pipework on land fill sites.
Number of items adjusted	The item can typically be found on a specialist industrial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description Typical Ground Flares

Photo notes -

Photo1

Photo2

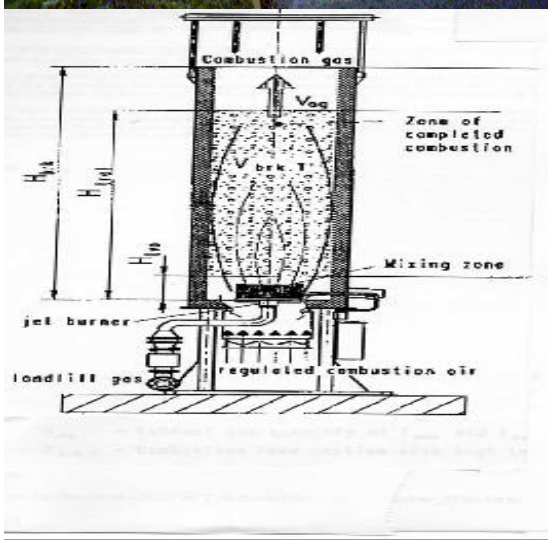

Photo3

Back

Generic Category	Flare Stacks
CG Code	213O01
Specific	Vertical Pipe
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£74,404
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Vertical flare stacks are used to safely burn off un-wanted gas. They can be found at sewage treatment works, landfill sites and petro chemical facilities. It should be noted that vertical stacks with open flames are no longer compliant on landfill sites, but can still be used in other situations
Referencing details	The type of installation should be recorded i.e. sewage treatment works / landfill etc. The pressure and flow rate should also be recorded. For vertical stack flares the dimensions of the stack should be recorded.
Cost information notes	The indicative cost is for a stack of around 8m to 10m height as typically found at sewage treatment works. Installed cost includes foundations. Cost may not be suitable for significantly larger stacks typically found at petro chemical works
rateable element	Class 2 Table 2 (f) PROTECTION FROM HAZARDS Fire and explosion protection and suppression systems List of Accessories 2 (i) - (viii
non rateable element	-
Adjusted Plant and Machinery	Gas holders, gas turbines, gas engines,
Number of items adjusted	The item can typically be found on a specialist industrial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.The item can typically be found on a specialist industrial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

Photo 1 and 2 - Elevated flare stack

Photo notes

-

Photo1

Photo2

Photo3

Back

Generic Category	Floors
CG Code	31F330
Specific	Surface Finishes
Descriptive	Brick Paving
Tech1	50mm
Tech2	Epoxy Grout & Adhesive (Internal only)
Unit size	-
Unit of measurement	m2
ERC	£122
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Floor finishes including adhesives & grout
Referencing details	-
Cost information notes	50mm thick floor paving laid in epoxy mortar
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors
CG Code	31F335
Specific	Surface Finishes
Descriptive	Brick Paving
Tech1	75mm
Tech2	Epoxy Grout & Adhesive (Internal only)
Unit size	-
Unit of measurement	m2
ERC	£124
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Floor finishes including adhesives & grout
Referencing details	-
Cost information notes	75mm thick floor paving laid in epoxy mortar
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors
CG Code	31FOL5
Specific	Surface Finishes
Descriptive	Brick Paving on 50mm screed
Tech1	-
Tech2	205mm x 103mm x 65mm
Unit size	-
Unit of measurement	m2
ERC	£116
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Floor finishes including adhesives and grout 215x103x65mm brick paving.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors
CG Code	31F340
Specific	Surface Finishes
Descriptive	Brick Paving on Edge (Also used for walls)
Tech1	100mm
Tech2	Epoxy Grout & Adhesive
Unit size	-
Unit of measurement	m2
ERC	£153
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Floor finishes including adhesives & grout. Also used for wall finishes
Referencing details	-
Cost information notes	100mm thick on brick on edge to walls or floors laid in epoxy mortar
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors
CG Code	31F315
Specific	Surface Finishes
Descriptive	Ceramic tiles
Tech1	Non vitreous
Tech2	Epoxy grout and adhesive
Unit size	-
Unit of measurement	m2
ERC	£63
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Floor finishes including adhesives and grout.
Referencing details	-
Cost information notes	Non vitreous ceramic floor tiling including epoxy adhesive and grout.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors
CG Code	31F0MV
Specific	Surface Finishes
Descriptive	Ceramic tiles on 50mm screed
Tech1	9mm Thick
Tech2	Including skirtings
Unit size	-
Unit of measurement	m2
ERC	£67
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Floor finishes including adhesives and grout.
Referencing details	-
Cost information notes	Ceramic tiles 9mm thick including 50mm screed.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors
CG Code	31F316
Specific	Surface finishes
Descriptive	Glazed ceramic tiles - anti slip
Tech1	On 50mm sand and cement screed
Tech2	Including skirtings
Unit size	-
Unit of measurement	m2
ERC	£63
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Non slip ceramic tile with embossing , or granular coating to prevent slipping. Sizes will vary from 150mm x 150 mm to 300mm x 300mm or greater. Set on sand and cement screed with waterproof adhesive and grout
Referencing details	-
Cost information notes	Included the cost of skirting in the same material.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical glazed ceramic tile floor with non slip surface.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors
CG Code	31F325
Specific	Surface Finishes
Descriptive	Quarry Tiles
Tech1	Less than 9mm
Tech2	Epoxy Grout & Adhesive
Unit size	-
Unit of measurement	m2
ERC	£116
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Floor finishes including adhesives & grout.
Referencing details	-
Cost information notes	Quarry tile floor paving includng expoxy adhesive & Grout
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Floors
CG Code	31F0K5
Specific	Surface Finishes
Descriptive	Quarry tiles on 50mm screed
Tech1	12.5mm thick
Tech2	Red
Unit size	-
Unit of measurement	m2
ERC	£83
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Quarry tile 12.5 mm thick Red including 50mm Screed. Floor finishes including adhesives and grout.
Referencing details	-
Cost information notes	Quarry tiles 12.5mm thick, Red, including 50mm screed.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Quarry Tiled Floor
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors
CG Code	31F0KA
Specific	Surface Finishes
Descriptive	Quarry tiles on 50mm screed
Tech1	12.5mm thick
Tech2	Brown
Unit size	-
Unit of measurement	m2
ERC	£83
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Quarry tiles 12.5mm thick Brown including 50mm screed. Floor finishes including adhesives and grout.
Referencing details	-
Cost information notes	Quarry tiles 12.5mm thick, Brown, including 50mm screed.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Quarry Tiled Floor
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A035
Specific	25mm thick square pattern open GRP grid fixed to galvanised steel angle bearers bars
Descriptive	Excluding supporting steel structures.
Tech1	25mm x 25mm x 5mm ms angle bearers - 2000mm Length
Tech2	Galvanised open grid
Unit size	-
Unit of measurement	m2
ERC	£300
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	25mm thick square pattern open GRP grid fixed to galvanised steel angle bearers bars.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A021
Specific	Chequer or Durbar Plate
Descriptive	Excluding supporting steel structures
Tech1	Drilled and bolted to supporting structure
Tech2	4.5mm thick
Unit size	-
Unit of measurement	m2
ERC	£128
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Steel plate - thickness from 4mm to 12mm with deformed surface to one side.
Referencing details	Measure total areas of plate and thickness.
Cost information notes	Price is for plate only (Labour + Material) and does not include supporting structure. For small quantities (equivalent to one sheet of 1225 x 2450mm = 3.00m2), increase rates by 15%. For very large areas (1000m2), discounts up to 10% may be available, although this will depend on the total tonnage of steelwork being ordered. See also mezzanine floors.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical upper floors
Photo notes	-

Photo1

Photo2

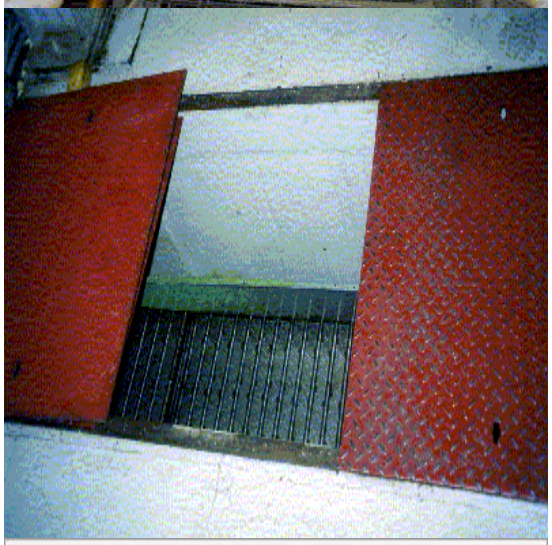

Photo3

[Back]

Generic Category	Floors upper
CG Code	30A022
Specific	Chequer or Durbar Plate
Descriptive	Excluding supporting steel structures
Tech1	Drilled and bolted to supports
Tech2	6mm thick
Unit size	-
Unit of measurement	m2
ERC	£198
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Steel plate - thickness from 4mm to 12mm with deformed surface to one side.
Referencing details	Measure total areas of plate and thickness.
Cost information notes	Price is for plate only (Labour + Material) and does not include supporting structure. For small quantities (equivalent to one sheet of 1225 x 2450mm = 3.00m2), increase rates by 15%. For very large areas (1000m2), discounts up to 10% may be available, although this will depend on the total tonnage of steelwork being ordered. See also mezzanine floors.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical upper floors
Photo notes	-

Photo1

Photo2

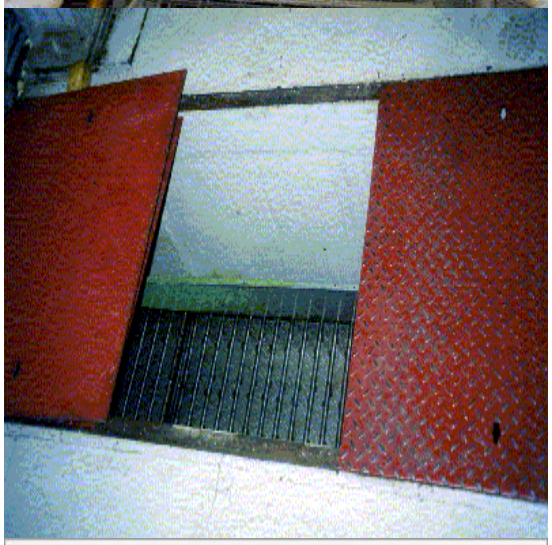

Photo3

Back

Generic Category	Floors upper
CG Code	30A026
Specific	Chequer or Durbar Plate
Descriptive	Excluding supporting steel structures
Tech1	Drilled and bolted to supporting structure
Tech2	8 mm thick
Unit size	-
Unit of measurement	m2
ERC	£284
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Steel plate - thickness from 4mm to 12mm with deformed surface to one side.
Referencing details	Measure total areas of plate and thickness.
Cost information notes	Price is for plate only (Labour + Material) and does not include supporting structure. For small quantities (equivalent to one sheet of 1225 x 2450mm = 3.00m2), increase rates by 15%. For very large areas (1000m2), discounts up to 10% may be available, although this will depend on the total tonnage of steelwork being ordered. See also mezzanine floors.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical upper floors
Photo notes	-

Photo1

Photo2

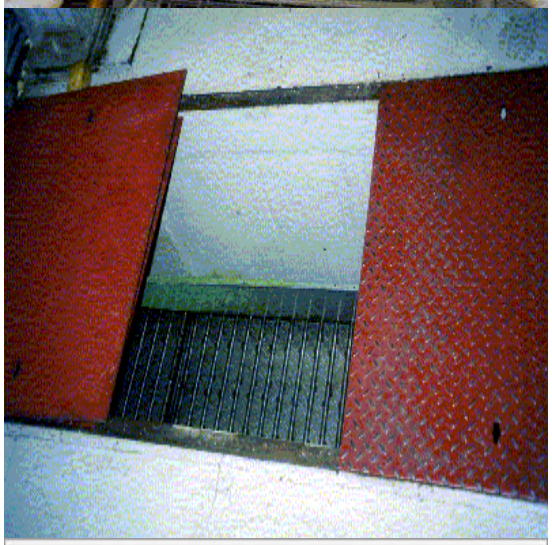

Photo3

[Back]

Generic Category	Floors upper
CG Code	30A027
Specific	Chequer or Durbar Plate
Descriptive	Excluding supporting steel structures
Tech1	Drilled and bolted to supporting structure
Tech2	10 mm thick
Unit size	-
Unit of measurement	m2
ERC	£203
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Steel plate - thickness from 4mm to 12mm with deformed surface to one side.
Referencing details	Measure total areas of plate and thickness.
Cost information notes	Price is for plate only (Labour + Material) and does not include supporting structure. For small quantities (equivalent to one sheet of 1225 x 2450mm = 3.00m2), increase rates by 15%. For very large areas (1000m2), discounts up to 10% may be available, although this will depend on the total tonnage of steelwork being ordered. See also mezzanine floors.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical upper floors
Photo notes	-

Photo1

Photo2

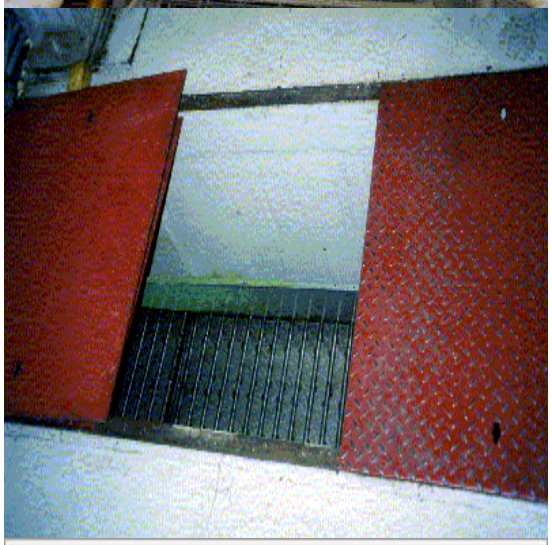

Photo3

Back

Generic Category	Floors upper
CG Code	30A029
Specific	Chequer or Durbar Plate
Descriptive	Excluding supporting steel structures
Tech1	Drilled and bolted to supporting structure
Tech2	12 mm thick
Unit size	-
Unit of measurement	m2
ERC	£222
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Steel plate - thickness from 4mm to 12mm with deformed surface to one side.
Referencing details	Measure total areas of plate and thickness.
Cost information notes	Price is for plate only (Labour + Material) and does not include supporting structure. For small quantities (equivalent to one sheet of 1225 x 2450mm = 3.00m2), increase rates by 15%. For very large areas (1000m2), discounts up to 10% may be available, although this will depend on the total tonnage of steelwork being ordered. See also mezzanine floors.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

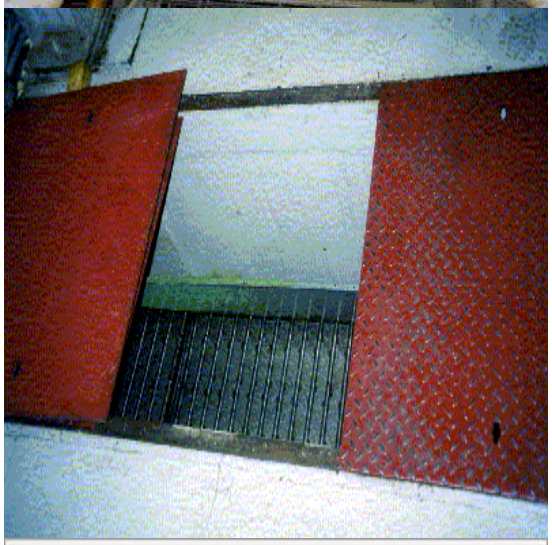

Photo3

Back

Generic Category	Floors upper
CG Code	30A11P
Specific	Chequer Plate on Heavy Steel Frame
Descriptive	200mm x 100mm beams
Tech1	6mm thick chequer plate
Tech2	3.5m between floors
Unit size	-
Unit of measurement	m2
ERC	£378
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Heavy steel universal beams approx. 200 x 100mm section with cross bracing. 6mm thick Chequer/Durbar plate flooring, 3.5m above level of floor below. (i.e. floor to floor)
Referencing details	Measure total areas of plate and thickness.
Cost information notes	Price is for chequer plate and supporting beam structure. Structure hung off main building columns. Cost assumes a floor area of 144m2. 10% uplift included in cost to allow for support to existing columns to main building
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Floors upper
CG Code	30A11F
Specific	Chequer or Durbar Plate on Light Steel Frame
Descriptive	127mm x 75mm beams
Tech1	6mm thick chequer plate
Tech2	3.5m between floors
Unit size	-
Unit of measurement	m2
ERC	£286
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Light steel universal beams approx. 127 x 76mm section with cross bracing. 6mm thick Chequer/Durbar plate flooring 3.5m above level of floor below (i.e. floor to floor).
Referencing details	Measure total areas of plate and thickness.
Cost information notes	Price is for chequer plate and supporting beam structure. Structure hung off main building columns. Cost assumes a floor area of 144m2. 10% uplift included in cost to allow for support to existing columns to main building
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	For handrails and access stairs see: Stairs.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Floors upper
CG Code	30A12P
Specific	Chequer Plate on R.C Frame
Descriptive	< 200mm x 200mm R.C columns and beams
Tech1	6mm thick chequer plate
Tech2	3.5m between floors
Unit size	-
Unit of measurement	m2
ERC	£518
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete frame with 6mm thick Chequer/Dunbar plate flooring, 3.5m above level of floor below (i.e. floor to floor). Excludes foundation bases.
Referencing details	Measure area of supported floor = m2.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A12U
Specific	Concrete Panel with Screed Topping
Descriptive	< 200mm x 200mm R.C columns and beams
Tech1	> 5kn/mm² design load
Tech2	3.5m between floors
Unit size	-
Unit of measurement	m2
ERC	£427
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete frame with pre-cast pre-stressed concrete units with concrete topping, trowelled smooth finish 3.5m above level of floor below. (i.e. floor to floor)
Referencing details	Measure effective floor area = m2. Measure floor area =m2.
Cost information notes	Total loading - 5kn/mm2. All costs exclude carpet tiles or other floor finish.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A12Z
Specific	Concrete Panel with Screed Topping
Descriptive	< 400mm x 400mm R.C columns and beams
Tech1	> 12kn/mm² design load
Tech2	3.5m between floors
Unit size	-
Unit of measurement	m2
ERC	£431
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete frame with pre-cast pre-stressed concrete units with concrete topping, trowelled smooth finish 3.5m above level of floor below. (i.e. floor to floor)
Referencing details	Measure effective floor area = m2. Measure floor area =m2.
Cost information notes	Total loading - 5kn/mm2. All costs exclude carpet tiles or other floor finish.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A10U
Specific	Precast Beam and Block
Descriptive	Excluding supporting structures.
Tech1	-
Tech2	< 3.30m span
Unit size	-
Unit of measurement	m2
ERC	£70
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Bison "House floor" pre-cast concrete beam and block floor. Including filling at wall abutments and grouting.
Referencing details	Measure area of floor = m2.
Cost information notes	Span up to 3.3m.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A10Z
Specific	Precast Beam and Block
Descriptive	Excluding supporting structures.
Tech1	3.30m - 4.35m span
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£71
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Bison "House floor" pre-cast concrete beam and block floor. Including filling at wall abutments and grouting.
Referencing details	Measure area of floor = m2.
Cost information notes	Span up to 4.35m. Span up to 4.35m.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A11Z
Specific	Precast Concrete Panels on Steel Frame (Excluding Steel Frame)
Descriptive	300mm x 150mm columns and beams
Tech1	12.5kn/mm² design load
Tech2	3.5m between floors
Unit size	-
Unit of measurement	m2
ERC	£363
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Structural steel frame with in-situ concrete slab with trowelled smooth finish, 3.5m above level of floor below (i.e. floor to floor). Excludes foundation bases to columns. (Excluding Steel Frame)
Referencing details	Measure floor area =m2.
Cost information notes	All costs exclude carpet tiles or other floor finish.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Floors upper
CG Code	30A11U
Specific	Precast Concrete Panels on Steel Frame
Descriptive	200mm x 100mm columns and beams
Tech1	> 5kn/mm² design load
Tech2	3.5m between floors
Unit size	-
Unit of measurement	m2
ERC	£361
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Structural steel frame with in-situ concrete slab with trowelled smooth finish, 3.5m above level of floor below (i.e. floor to floor). Excludes foundation bases to columns. (Excluding Steel Frame)
Referencing details	Measure floor area =m2.
Cost information notes	All costs exclude carpet tiles or other floor finish.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Photo3

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Generic Category	Floors upper
CG Code	30A12A
Specific	Precast Concrete Panels on Steel Frame (Excluding Steel Frame)
Descriptive	200mm x 100mm columns and beams
Tech1	125mm thick slab
Tech2	3.5m between floors
Unit size	-
Unit of measurement	m2
ERC	£363
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Structural steel frame with in-situ concrete slab with trowelled smooth finish, 3.5m above level of floor below (i.e. floor to floor). Excludes foundation bases to columns. (Excluding Steel Frame)
Referencing details	Measure floor area =m2.
Cost information notes	All costs exclude carpet tiles or other floor finish.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A12F
Specific	Precast Concrete Panels on Steel Frame
Descriptive	200mm x 100mm columns and beams
Tech1	200mm x 100mm columns and beams
Tech2	3.5m between floors
Unit size	-
Unit of measurement	m2
ERC	£372
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Structural steel frame with in-situ concrete slab with trowelled smooth finish, 3.5m above level of floor below (i.e. floor to floor). Excludes foundation bases to columns. (Excluding Steel Frame)
Referencing details	Measure floor area =m2.
Cost information notes	All costs exclude carpet tiles or other floor finish.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A10A
Specific	Precast Concrete
Descriptive	Excluding supporting structure
Tech1	100mm thick
Tech2	600mm wide
Unit size	-
Unit of measurement	m2
ERC	£62
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Bison Dry cast pre-cast concrete suspended floor planks, including grout between planks.
Referencing details	Measure floor area =m2.
Cost information notes	All costs exclude carpet tiles or other floor finish.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Floors upper
CG Code	30A10F
Specific	Precast Concrete
Descriptive	Excluding supporting structure
Tech1	100mm thick
Tech2	1200mm wide
Unit size	-
Unit of measurement	m2
ERC	£77
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Bison Dry cast pre-cast concrete suspended floor planks, including grout between planks.
Referencing details	Measure floor area =m2.
Cost information notes	All costs exclude carpet tiles or other floor finish.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A10K
Specific	Precast Concrete
Descriptive	Excluding supporting structure
Tech1	150mm thick
Tech2	600mm wide
Unit size	-
Unit of measurement	m2
ERC	£67
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Bison Dry cast pre-cast concrete suspended floor planks, including grout between planks.
Referencing details	Measure floor area =m2.
Cost information notes	All costs exclude carpet tiles or other floor finish.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Floors upper
CG Code	30A10P
Specific	Precast Concrete
Descriptive	Excluding supporting structure
Tech1	150mm thick
Tech2	1200mm wide
Unit size	-
Unit of measurement	m2
ERC	£84
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Bison Dry cast pre-cast concrete suspended floor planks, including grout between planks.
Referencing details	Measure floor area =m2.
Cost information notes	All costs exclude carpet tiles or other floor finish.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	31F1T5
Specific	Raised access floors
Descriptive	Chipboard on s/w battens
Tech1	Partial access
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£49
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Raised access floors above the structural floor. Chipboard with limited access.
Referencing details	-
Cost information notes	All costs exclude carpet tiles or other floor finish.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical upper floos
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	31F1TA
Specific	Raised access floors
Descriptive	Chipboard on s/w battens
Tech1	Full access
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£53
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Raised access floors above the structural floor. Chipboard with full access.
Referencing details	Measure area of floor = m2.
Cost information notes	All costs exclude carpet tiles or other floor finish.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Floors upper
CG Code	31F1TF
Specific	Raised access floors
Descriptive	Fibreboard or particle board
Tech1	On lightweight pedestal blocks
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£35
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Raised access floors above the structural floor. Fibre or particle board on lightweight pedestals.
Referencing details	Measure area of floor = m2.
Cost information notes	All costs exclude carpet tiles or other floor finish.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	31F1U5
Specific	Raised Access Panel Floors 600mm sq
Descriptive	Steel faced chipboard panels - no covering
Tech1	Light grade duty
Tech2	100mm - 300mm high pedestals
Unit size	-
Unit of measurement	m2
ERC	£57
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Raised access floors above the structural floor.
Referencing details	Area = m2.
Cost information notes	All costs exclude carpet tiles or other floor finish.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Photo3

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Generic Category	Floors upper
CG Code	31F1UA
Specific	Raised Access Panel Floors 600mm sq
Descriptive	Steel faced chipboard panels - no covering
Tech1	Medium grade duty
Tech2	100mm - 300mm high pedestals
Unit size	-
Unit of measurement	m2
ERC	£57
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Raised access floors above the structural floor.
Referencing details	Area = m2.
Cost information notes	All costs exclude carpet tiles or other floor finish.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Floors upper
CG Code	31F1UF
Specific	Raised Access Panel Floors 600mm sq
Descriptive	Steel faced chipboard panels - no covering
Tech1	Heavy grade duty
Tech2	100mm - 300mm high pedestals
Unit size	-
Unit of measurement	m2
ERC	£77
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Raised access floors above the structural floor.
Referencing details	Area = m2.
Cost information notes	All costs exclude carpet tiles or other floor finish.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Floors upper
CG Code	31F1UK
Specific	Raised Access Panel Floors 600mm sq
Descriptive	Steel faced chipboard panels - no covering
Tech1	Extra heavy grade duty
Tech2	100mm - 300mm high pedestals
Unit size	-
Unit of measurement	m2
ERC	£84
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Raised access floors above the structural floor.
Referencing details	Area = m2.
Cost information notes	All costs exclude carpet tiles or other floor finish.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Back

Generic Category	Floors upper
CG Code	31F1V5
Specific	Raised Access Panel Floors 600mm sq
Descriptive	Steel faced chipboard panels - no covering
Tech1	Light grade duty
Tech2	300mm - 600mm high pedestals
Unit size	-
Unit of measurement	m2
ERC	£68
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Raised access floors above the structural floor.
Referencing details	Area = m2.
Cost information notes	All costs exclude carpet tiles or other floor finish.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Floors upper
CG Code	31F1VA
Specific	Raised Access Panel Floors 600mm sq
Descriptive	Steel faced chipboard panels - no covering
Tech1	Medium grade duty
Tech2	300mm - 600mm high pedestals
Unit size	-
Unit of measurement	m2
ERC	£68
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Raised access floors above the structural floor.
Referencing details	Area = m2.
Cost information notes	All costs exclude carpet tiles or other floor finish.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Floors upper
CG Code	31F1VF
Specific	Raised Access Panel Floors 600mm sq
Descriptive	Steel faced chipboard panels - no covering
Tech1	Heavy grade duty
Tech2	300mm - 600mm high pedestals
Unit size	-
Unit of measurement	m2
ERC	£91
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Raised access floors above the structural floor.
Referencing details	Area = m2.
Cost information notes	All costs exclude carpet tiles or other floor finish.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Floors upper
CG Code	31F1VK
Specific	Raised Access Panel Floors 600mm sq
Descriptive	Steel faced chipboard panels - no covering
Tech1	Extra heavy grade duty
Tech2	300mm - 600mm high pedestals
Unit size	-
Unit of measurement	m2
ERC	£100
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Raised access floors above the structural floor.
Referencing details	Area = m2.
Cost information notes	All costs exclude carpet tiles or other floor finish.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Floors upper
CG Code	30A04A
Specific	Reinforced concrete
Descriptive	Excluding supporting structure
Tech1	125mm thick slab
Tech2	< 3m to soffit
Unit size	-
Unit of measurement	m2
ERC	£90
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete upper floors, rate excludes supporting structure.
Referencing details	-
Cost information notes	Additional cost of steel deck permanent shuttering left in use code 30A04V1
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

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Generic Category	Floors upper
CG Code	30A04F
Specific	Reinforced concrete
Descriptive	Excluding supporting structure
Tech1	125mm thick slab
Tech2	3m -4.5m to soffit
Unit size	-
Unit of measurement	m2
ERC	£90
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete upper floors, rate excludes supporting structure.
Referencing details	-
Cost information notes	Additional cost of steel deck permanent shuttering left in use code 30A04V1
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

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Generic Category	Floors upper
CG Code	30A04K
Specific	Reinforced concrete
Descriptive	Excluding supporting structure
Tech1	125mm thick slab
Tech2	4.5m - 6.0 to soffit
Unit size	-
Unit of measurement	m2
ERC	£90
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete upper floors, rate excludes supporting structure.
Referencing details	-
Cost information notes	Additional cost of steel deck permanent shuttering left in use code 30A04V1
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

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Generic Category	Floors upper
CG Code	30A04P
Specific	Reinforced concrete
Descriptive	Excluding supporting structure
Tech1	125mm thick slab
Tech2	6.0 -7.5m to soffit
Unit size	-
Unit of measurement	m2
ERC	£90
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete upper floors, rate excludes supporting structure.
Referencing details	-
Cost information notes	Additional cost of steel deck permanent shuttering left in use code 30A04V1
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

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Generic Category	Floors upper
CG Code	30A04U
Specific	Reinforced concrete
Descriptive	Excluding supporting structure
Tech1	125mm thick slab
Tech2	7.5 -9m m to soffit
Unit size	-
Unit of measurement	m2
ERC	£90
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete upper floors, rate excludes supporting structure.
Referencing details	-
Cost information notes	Additional cost of steel deck permanent shuttering left in use code 30A04V1
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

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Generic Category	Floors upper
CG Code	30A04V1
Specific	Variation
Descriptive	Additional cost for Permanent Steel Shuttering
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£6
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Additional costs to be used in conjunction with Codes of Floors Upper 30A04A - 30A09U
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Floors upper
CG Code	30A04V2
Specific	Variation
Descriptive	Additional cost for Working at height below 20m
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m
ERC	£11
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Additional costs to be used in conjunction with Codes of Floors Upper 30A04A - 30A09U
Referencing details	-
Cost information notes	Additional cost per m height
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Floors upper
CG Code	30A04V3
Specific	Variation
Descriptive	Additional cost for Working at height above 20m
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m
ERC	£17
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Additional costs to be used in conjunction with Codes of Floors Upper 30A04A - 30A09U
Referencing details	-
Cost information notes	Additional cost per m over 20m high
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Photo3

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Generic Category	Floors upper
CG Code	30A05A
Specific	Reinforced concrete
Descriptive	Excluding supporting structure
Tech1	150mm thick slab
Tech2	< 3m to soffit
Unit size	-
Unit of measurement	m2
ERC	£107
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete upper floors, rate excludes supporting structure.
Referencing details	Measure floor area =m2.
Cost information notes	Additional cost of steel deck permanent shuttering left in use code 30A04V1
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Floors upper
CG Code	30A05F
Specific	Reinforced concrete
Descriptive	Excluding supporting structure
Tech1	150mm thick slab
Tech2	3m - 4.5m to soffit
Unit size	-
Unit of measurement	m2
ERC	£107
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete upper floors, rate excludes supporting structure.
Referencing details	Measure floor area =m2.
Cost information notes	Additional cost of steel deck permanent shuttering left in use code 30A04V1
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

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Generic Category	Floors upper
CG Code	30A05K
Specific	Reinforced concrete
Descriptive	Excluding supporting structure
Tech1	150mm thick slab
Tech2	4.5m -6.0m to soffit
Unit size	-
Unit of measurement	m2
ERC	£107
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete upper floors, rate excludes supporting structure.
Referencing details	Measure floor area =m2.
Cost information notes	Additional cost of steel deck permanent shuttering left in use code 30A04V1
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

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Generic Category	Floors upper
CG Code	30A05P
Specific	Reinforced concrete
Descriptive	Excluding supporting structure
Tech1	150mm thick slab
Tech2	6.0m - 7.5 m to soffit
Unit size	-
Unit of measurement	m2
ERC	£107
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete upper floors, rate excludes supporting structure.
Referencing details	Measure floor area =m2.
Cost information notes	Additional cost of steel deck permanent shuttering left in use code 30A04V1
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A05U
Specific	Reinforced concrete
Descriptive	Excluding supporting structure
Tech1	150mm thick slab
Tech2	7.5m -9.0m to soffit
Unit size	-
Unit of measurement	m2
ERC	£107
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete upper floors, rate excludes supporting structure.
Referencing details	Measure floor area =m2.
Cost information notes	Additional cost of steel deck permanent shuttering left in use code 30A04V1
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	Typical upper floors
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A06A
Specific	Reinforced concrete
Descriptive	Excluding supporting structure
Tech1	200mm thick slab
Tech2	< 3m to soffit
Unit size	-
Unit of measurement	m2
ERC	£143
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete upper floors, rate excludes supporting structure.
Referencing details	Measure floor area =m2.
Cost information notes	Additional cost of steel deck permanent shuttering left in use code 30A04V1
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A06F
Specific	Reinforced concrete
Descriptive	Excluding supporting structure
Tech1	200mm thick slab
Tech2	3m - 4.5m to soffit
Unit size	-
Unit of measurement	m2
ERC	£143
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete upper floors, rate excludes supporting structure.
Referencing details	Measure floor area =m2.
Cost information notes	Additional cost of steel deck permanent shuttering left in use code 30A04V1
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A06K
Specific	Reinforced concrete
Descriptive	Excluding supporting structure
Tech1	200mm thick slab
Tech2	4.5m -6.0m to soffit
Unit size	-
Unit of measurement	m2
ERC	£143
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete upper floors, rate excludes supporting structure.
Referencing details	Measure floor area =m2.
Cost information notes	Additional cost of steel deck permanent shuttering left in use code 30A04V1
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A06P
Specific	Reinforced concrete
Descriptive	Excluding supporting structure
Tech1	200mm thick slab
Tech2	6m - 7.5m to soffit
Unit size	-
Unit of measurement	m2
ERC	£143
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete upper floors, rate excludes supporting structure.
Referencing details	Measure floor area =m2.
Cost information notes	Additional cost of steel deck permanent shuttering left in use code 30A04V1
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A06U
Specific	Reinforced concrete
Descriptive	Excluding supporting structure
Tech1	200mm thick slab
Tech2	7.5m - 9.0m to soffit
Unit size	-
Unit of measurement	m2
ERC	£143
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete upper floors, rate excludes supporting structure.
Referencing details	Measure floor area =m2.
Cost information notes	Additional cost of steel deck permanent shuttering left in use code 30A04V1
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A06V
Specific	Reinforced concrete
Descriptive	Excluding supporting structure
Tech1	225mm thick slab
Tech2	< 3m to soffit
Unit size	-
Unit of measurement	m2
ERC	£161
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete upper floors, rate excludes supporting structure.
Referencing details	Measure floor area =m2.
Cost information notes	Additional cost of steel deck permanent shuttering left in use code 30A04V1
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A06W
Specific	Reinforced concrete
Descriptive	Excluding supporting structure
Tech1	225mm thick slab
Tech2	3m - 4.5m to soffit
Unit size	-
Unit of measurement	m2
ERC	£161
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete upper floors, rate excludes supporting structure.
Referencing details	Measure floor area =m2.
Cost information notes	Additional cost of steel deck permanent shuttering left in use code 30A04V1
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A06X
Specific	Reinforced concrete
Descriptive	Excluding supporting structure
Tech1	225mm thick slab
Tech2	4.5m to 6.0m soffit
Unit size	-
Unit of measurement	m2
ERC	£161
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete upper floors, rate excludes supporting structure.
Referencing details	Measure floor area =m2.
Cost information notes	Additional cost of steel deck permanent shuttering left in use code 30A04V1
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A06Y
Specific	Reinforced concrete
Descriptive	Excluding supporting structure
Tech1	225mm thick slab
Tech2	6m - 7.5m to soffit
Unit size	-
Unit of measurement	m2
ERC	£161
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete upper floors, rate excludes supporting structure.
Referencing details	Measure floor area =m2.
Cost information notes	Additional cost of steel deck permanent shuttering left in use code 30A04V1
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A06Z
Specific	Reinforced concrete
Descriptive	Excluding supporting structure
Tech1	225mm thick slab
Tech2	7.5m - 9.0m to soffit
Unit size	-
Unit of measurement	m2
ERC	£161
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete upper floors, rate excludes supporting structure.
Referencing details	Measure floor area =m2.
Cost information notes	Additional cost of steel deck permanent shuttering left in use code 30A04V1
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A07A
Specific	Reinforced concrete
Descriptive	Excluding supporting structure
Tech1	300mm thick slab
Tech2	< 3m to soffit
Unit size	-
Unit of measurement	m2
ERC	£214
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete upper floors, rate excludes supporting structure.
Referencing details	Measure floor area =m2.
Cost information notes	Additional cost of steel deck permanent shuttering left in use code 30A04V1
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A07F
Specific	Reinforced concrete
Descriptive	Excluding supporting structure
Tech1	300mm thick slab
Tech2	3.0m - 4.5m to soffit
Unit size	-
Unit of measurement	m2
ERC	£214
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete upper floors, rate excludes supporting structure.
Referencing details	Measure floor area =m2.
Cost information notes	Additional cost of steel deck permanent shuttering left in use code 30A04V1
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A07K
Specific	Reinforced concrete
Descriptive	Excluding supporting structure
Tech1	300mm thick slab
Tech2	4.5m- 6.0m to soffit
Unit size	-
Unit of measurement	m2
ERC	£214
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete upper floors, rate excludes supporting structure.
Referencing details	Measure floor area =m2.
Cost information notes	Additional cost of steel deck permanent shuttering left in use code 30A04V1
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A07P
Specific	Reinforced concrete
Descriptive	Excluding supporting structure
Tech1	300mm thick slab
Tech2	6m - 7.5m to soffit
Unit size	-
Unit of measurement	m2
ERC	£214
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete upper floors, rate excludes supporting structure.
Referencing details	Measure floor area =m2.
Cost information notes	Additional cost of steel deck permanent shuttering left in use code 30A04V1
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A07U
Specific	Reinforced concrete
Descriptive	Excluding supporting structure
Tech1	300mm thick slab
Tech2	7.5m - 9m to soffit
Unit size	-
Unit of measurement	m2
ERC	£214
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete upper floors, rate excludes supporting structure.
Referencing details	Measure floor area =m2.
Cost information notes	Additional cost of steel deck permanent shuttering left in use code 30A04V1
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A08A
Specific	Reinforced concrete
Descriptive	Excluding supporting structure
Tech1	600mm thick slab
Tech2	3m to Soffit
Unit size	-
Unit of measurement	m2
ERC	£428
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete upper floors, rate excludes supporting structure.
Referencing details	Measure floor area =m2.
Cost information notes	Additional cost of steel deck permanent shuttering left in use code 30A04V1
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A08F
Specific	Reinforced concrete
Descriptive	Excluding supporting structure
Tech1	600mm thick slab
Tech2	3m - 4.5m to Soffit
Unit size	-
Unit of measurement	m2
ERC	£428
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete upper floors, rate excludes supporting structure.
Referencing details	Measure floor area =m2.
Cost information notes	Additional cost of steel deck permanent shuttering left in use code 30A04V1
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A08K
Specific	Reinforced concrete
Descriptive	Excluding supporting structure
Tech1	600mm thick slab
Tech2	4.5m -6.0 m to Soffit
Unit size	-
Unit of measurement	m2
ERC	£428
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete upper floors, rate excludes supporting structure.
Referencing details	Measure floor area =m2.
Cost information notes	Additional cost of steel deck permanent shuttering left in use code 30A04V1
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A08P
Specific	Reinforced concrete
Descriptive	Excluding supporting structure
Tech1	600mm thick slab
Tech2	6.0m -7.5 m to Soffit
Unit size	-
Unit of measurement	m2
ERC	£428
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete upper floors, rate excludes supporting structure.
Referencing details	Measure floor area =m2.
Cost information notes	Additional cost of steel deck permanent shuttering left in use code 30A04V1
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A08U
Specific	Reinforced concrete
Descriptive	Excluding supporting structure
Tech1	600mm thick slab
Tech2	7.5m -9.0 m to Soffit
Unit size	-
Unit of measurement	m2
ERC	£428
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete upper floors, rate excludes supporting structure.
Referencing details	Measure floor area =m2.
Cost information notes	Additional cost of steel deck permanent shuttering left in use code 30A04V1
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A09A
Specific	Reinforced concrete
Descriptive	Excluding supporting structure
Tech1	900mm thick slab
Tech2	<3m to Soffit
Unit size	-
Unit of measurement	m2
ERC	£642
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete upper floors, rate excludes supporting structure.
Referencing details	Measure floor area =m2.
Cost information notes	Additional cost of steel deck permanent shuttering left in use code 30A04V1
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A09F
Specific	Reinforced concrete
Descriptive	Excluding supporting structure
Tech1	900mm thick slab
Tech2	3m - 4.5m to Soffit
Unit size	-
Unit of measurement	m2
ERC	£642
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete upper floors, rate excludes supporting structure.
Referencing details	Measure floor area =m2.
Cost information notes	Additional cost of steel deck permanent shuttering left in use code 30A04V1
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A09K
Specific	Reinforced concrete
Descriptive	Excluding supporting structure
Tech1	900mm thick slab
Tech2	4.5m - 6.0m to Soffit
Unit size	-
Unit of measurement	m2
ERC	£642
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete upper floors, rate excludes supporting structure.
Referencing details	Measure floor area =m2.
Cost information notes	Additional cost of steel deck permanent shuttering left in use code 30A04V1
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	Typicsal upper floors
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A09P
Specific	Reinforced concrete
Descriptive	Excluding supporting structure
Tech1	900mm thick slab
Tech2	6.0m - 7.5m to Soffit
Unit size	-
Unit of measurement	m2
ERC	£642
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete upper floors, rate excludes supporting structure.
Referencing details	Measure floor area =m2.
Cost information notes	Additional cost of steel deck permanent shuttering left in use code 30A04V1
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A09U
Specific	Reinforced concrete
Descriptive	Excluding supporting structure
Tech1	900mm thick slab
Tech2	7.5m - 9.0m to Soffit
Unit size	-
Unit of measurement	m2
ERC	£642
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete upper floors, rate excludes supporting structure.
Referencing details	Measure floor area =m2.
Cost information notes	Additional cost of steel deck permanent shuttering left in use code 30A04V1
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A13A
Specific	RC concrete beam and column frame
Descriptive	Excluding supporting structure
Tech1	125mm thick slab
Tech2	3.5m between floors
Unit size	-
Unit of measurement	m2
ERC	£240
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete frame with in-situ concrete slab with trowelled smooth finish, 3.5m above level of floor below (i.e. floor to floor). Excludes foundation bases.
Referencing details	Measure floor area =m2.
Cost information notes	Price is for chequer plate and supporting beam structure. Structure hung off main building columns. 10% uplift included in cost to allow for support to existing columns to main building
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A13D
Specific	RC concrete beam and column frame
Descriptive	Excluding supporting structure
Tech1	150mm thick slab
Tech2	3.5m between floors
Unit size	-
Unit of measurement	m2
ERC	£252
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete frame with in-situ concrete slab with trowelled smooth finish, 3.5m above level of floor below (i.e. floor to floor). Excludes foundation bases.
Referencing details	Measure floor area =m2.
Cost information notes	Price is for chequer plate and supporting beam structure. Structure hung off main building columns. 10% uplift included in cost to allow for support to existing columns to main building
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A13F
Specific	RC concrete beam and column frame
Descriptive	Excluding supporting structure
Tech1	300mm thick slab
Tech2	3.5m between floors
Unit size	-
Unit of measurement	m2
ERC	£381
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete frame with in-situ concrete slab with trowelled smooth finish, 3.5m above level of floor below (i.e. floor to floor). Excludes foundation bases.
Referencing details	Measure floor area =m2.
Cost information notes	Price is for chequer plate and supporting beam structure. Structure hung off main building columns. 10% uplift included in cost to allow for support to existing columns to main building
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A13K
Specific	RC concrete beam and column frame
Descriptive	Excluding supporting structure
Tech1	225mm thick slab
Tech2	3.5m between floors
Unit size	-
Unit of measurement	m2
ERC	£333
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete frame with in-situ concrete slab with trowelled smooth finish, 3.5m above level of floor below (i.e. floor to floor). Excludes foundation bases.
Referencing details	Measure floor area =m2.
Cost information notes	Price is for chequer plate and supporting beam structure. Structure hung off main building columns. 10% uplift included in cost to allow for support to existing columns to main building
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A13U
Specific	RC concrete beam and column frame
Descriptive	Excluding supporting structure
Tech1	600mm thick slab
Tech2	3.5m between floors
Unit size	-
Unit of measurement	m2
ERC	£530
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete frame with in-situ concrete slab with trowelled smooth finish, 3.5m above level of floor below (i.e. floor to floor). Excludes foundation bases.
Referencing details	Measure floor area =m2.
Cost information notes	Price is for chequer plate and supporting beam structure. Structure hung off main building columns. 10% uplift included in cost to allow for support to existing columns to main building
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A13Z
Specific	RC concrete beam and column frame
Descriptive	Excluding supporting structure
Tech1	900mm thick slab
Tech2	3.5m between floors
Unit size	-
Unit of measurement	m2
ERC	£642
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete frame with in-situ concrete slab with trowelled smooth finish, 3.5m above level of floor below (i.e. floor to floor). Excludes foundation bases.
Referencing details	Measure floor area =m2.
Cost information notes	Price is for chequer plate and supporting beam structure. Structure hung off main building columns. 10% uplift included in cost to allow for support to existing columns to main building
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A015
Specific	Timber chipboard covering
Descriptive	Excluding supporting steel structures
Tech1	50mm x 225mm joists
Tech2	19mm thick chipboard
Unit size	-
Unit of measurement	m2
ERC	£42
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Timber upper floors comprising softwood floors joists and boards.
Referencing details	Area of floor with size of joists and covering material thickness.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	Typical upper floors
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A01A
Specific	Timber chipboard covering
Descriptive	Excluding supporting steel structures
Tech1	50mm x 225mm joists
Tech2	25mm thick chipboard
Unit size	-
Unit of measurement	m2
ERC	£44
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Timber upper floors comprising softwood floors joists and boards.
Referencing details	Area of floor with size of joists and covering material thickness.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Types of upper floors
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30AOOU
Specific	Timber chipboard covering
Descriptive	Excluding supporting steel structures
Tech1	50mm x 175mm joists
Tech2	19mm thick chipboard
Unit size	-
Unit of measurement	m2
ERC	£38
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Timber upper floors comprising softwood floors joists and boards.
Referencing details	Area of floor with size of joists and covering material thickness.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30AOOZ
Specific	Timber chipboard covering
Descriptive	Excluding supporting steel structures
Tech1	50mm x 175mm joists
Tech2	25mm thick chipboard
Unit size	-
Unit of measurement	m2
ERC	£41
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Timber upper floors comprising softwood floors joists and boards.
Referencing details	Area of floor with size of joists and covering material thickness.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A12K
Specific	Timber Floor Structure on Concrete Frame
Descriptive	200mm x 100mm columns and beams
Tech1	50mm x 175mm joists
Tech2	25mm thick
Unit size	-
Unit of measurement	m2
ERC	£341
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete frame with timber deck of softwood joists with chipboard flooring, 3.5m above level of floor below (i.e. Floor to floor). Excludes foundation bases.
Referencing details	Measure area of floor = m2.
Cost information notes	Reinforced concrete frame with timber deck of softwood joists with chipboard flooring 3.5m above level of floor below (i.e. Floor to floor). Add/Deduct for each metre variation in height.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

[Back]

Generic Category	Floors upper
CG Code	30A11K
Specific	Timber Floor Structure on Heavy Steel Frame.
Descriptive	50mm x 225mm joists
Tech1	25mm Chipboard flooring
Tech2	3.5m between floors
Unit size	-
Unit of measurement	m2
ERC	£337
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Heavy steel universal beams approx 200x 100mm section with timber deck of softwood joists and chipboard flooring 3.5m above level of floor below (i.e. floor to floor).
Referencing details	Measure floor area.
Cost information notes	Price is for chipboard, floor joists and supporting beam structure. Structure hung off main building columns. Cost assumes a floor area of 144m2. 15% uplift included in cost to allow for support to existing columns to main buildingIf existing columns require additional support, please allow a 15% uplift
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Floors upper
CG Code	30A11A
Specific	Timber on Light Steel Frame
Descriptive	50mm x 175mm joists
Tech1	19mm Chipboard flooring
Tech2	3.5m between floors
Unit size	-
Unit of measurement	m2
ERC	£259
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Light steel universal beams approx. 127 x 76mm section with timber deck of softwood joists and chipboard flooring 3.5m above level of floor below (i.e. floor to floor).
Referencing details	Measure floor area.
Cost information notes	Price is for chipboard, floor joists and supporting beam structure. Structure hung off main building columns. Cost assumes a floor area of 144m2. 15% uplift included in cost to allow for support to existing columns to main building
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A01F
Specific	Timber plywood covered
Descriptive	Excluding supporting steel structures
Tech1	50mm x 175mm joists
Tech2	19mm thick
Unit size	-
Unit of measurement	m2
ERC	£49
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Timber upper floors comprising softwood floors joists and boards.
Referencing details	Area of floor with size of joists and covering material thickness.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Types of upper floors
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Floors upper
CG Code	30A01K
Specific	Timber plywood covered
Descriptive	Excluding supporting steel structures
Tech1	50mm x 175mm joists
Tech2	25mm thick chipboard
Unit size	-
Unit of measurement	m2
ERC	£53
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Timber upper floors comprising softwood floors joists and boards.
Referencing details	Area of floor with size of joists and covering material thickness.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical upper floors
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Floors upper
CG Code	30A01P
Specific	Timber plywood covered
Descriptive	Excluding supporting steel structures
Tech1	50mm x 225mm joists
Tech2	19mm thick chipboard
Unit size	-
Unit of measurement	m2
ERC	£52
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Timber upper floors comprising softwood floors joists and boards.
Referencing details	Area of floor with size of joists and covering material thickness.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Types of upper floors
Photo notes	-

Photo1

Photo2

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Generic Category	Floors upper
CG Code	30A01U
Specific	Timber Plywood covering
Descriptive	Excluding supporting steel structures
Tech1	50mm x 225mm joists
Tech2	25mm thick
Unit size	-
Unit of measurement	m2
ERC	£57
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Timber upper floors comprising softwood floors joists and boards.
Referencing details	Area of floor with size of joists and covering material thickness.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical upper floors
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Floors upper
CG Code	30AOOA
Specific	Timber Softwood Tongue and Groove Board Covered
Descriptive	Excluding supporting steel structures
Tech1	50mm x 175mm joists
Tech2	19mm thick
Unit size	-
Unit of measurement	m2
ERC	£56
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Timber upper floors comprising softwood floors joists and boards.
Referencing details	Area of floor with size of joists and covering material thickness.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Floors upper
CG Code	30AOOF
Specific	Timber Softwood Tongue and Groove Board Covered
Descriptive	Excluding supporting steel structures
Tech1	50mm x 175mm joists
Tech2	25mm thick
Unit size	-
Unit of measurement	m2
ERC	£60
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Timber upper floors comprising softwood floors joists and boards.
Referencing details	Area of floor with size of joists and covering material thickness.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Floors upper
CG Code	30AOOK
Specific	Timber Softwood Tongue and Groove Board Covered
Descriptive	Excluding supporting steel structures
Tech1	50mm x 225mm joists
Tech2	19mm thick
Unit size	-
Unit of measurement	m2
ERC	£59
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Timber upper floors comprising softwood floors joists and boards.
Referencing details	Area of floor with size of joists and covering material thickness.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

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Generic Category	Floors upper
CG Code	30AOOP
Specific	Timber Softwood Tongue and Groove Board Covered
Descriptive	Excluding supporting steel structures
Tech1	50mm x 225mm joists
Tech2	25mm thick chipboard
Unit size	-
Unit of measurement	m2
ERC	£63
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Timber upper floors comprising softwood floors joists and boards.
Referencing details	Area of floor with size of joists and covering material thickness.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Add or deduct for each metre variation in height for below 20m - 30A04V2, for above 20m in height use code 30A04V3. For handrails and access stairs see Stairs.
Photo description	-
Photo notes	-

Photo1

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Photo3

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Generic Category	Floors upper
CG Code	30A030
Specific	Weldmesh
Descriptive	Excluding supporting steel structures. Wedmesh = 25mm x 3mm 41/100. Length is 1000mm x 1000mm.
Tech1	25mm x 25mm x 5mm ms angle bearers - 2000mm Length
Tech2	Galvanised open grid
Unit size	-
Unit of measurement	m2
ERC	£301
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Steel open mesh flooring often identified as Weldmesh.
Referencing details	Measure surface area.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical upper floors
Photo notes	-

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Generic Category	Flour mills
CG Code	STS015
Specific	Subject to Scheme
Descriptive	-
Tech1	-
Tech2	-
Unit size	STS
Unit of measurement	STS
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	-
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

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Generic Category	Foundations
CG Code	30001F
Specific	Concrete – reinforced
Descriptive	Mass concrete
Tech1	> 500m3
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£353
Superseded codes	32F15ZB
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete, strip foundations to concrete walls. Price is for foundation only (Exl. formwork).
Referencing details	Measure Volume
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Foundations
CG Code	300010
Specific	Concrete - reinforced
Descriptive	Strip to concrete wall
Tech1	300mm Wall
Tech2	Bar reinforcement at 100kg/m³
Unit size	-
Unit of measurement	m2
ERC	£260
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete, strip foundations to concrete walls. Cost for foundation only to 300mm concrete wall.
Referencing details	Measure total length
Cost information notes	Cost includes for cavity wall up to and including Damp Proof Course
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Photo3

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Generic Category	Foundations
CG Code	300015
Specific	Concrete - reinforced
Descriptive	Strip to concrete wall
Tech1	600mm Wall
Tech2	Bar reinforcement at 100kg/m³
Unit size	-
Unit of measurement	m2
ERC	£411
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete, strip foundations to concrete walls. Cost for foundation only to 600mm concrete wall.
Referencing details	Measure total length
Cost information notes	Cost includes for cavity wall up to and including Damp Proof Course
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Photo3

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Generic Category	Foundations
CG Code	30000P
Specific	Concrete - reinforced
Descriptive	Strip to concrete wall
Tech1	150mm Wall
Tech2	Bar reinforcement at 100kg/m³
Unit size	-
Unit of measurement	m2
ERC	£233
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete, strip foundations to concrete walls. Cost for foundation only to 150mm concrete wall.
Referencing details	Measure total length
Cost information notes	Cost includes for cavity wall up to and including Damp Proof Course
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Photo3

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Generic Category	Foundations
CG Code	30000U
Specific	Concrete - reinforced
Descriptive	Strip to concrete wall
Tech1	225mm Wall
Tech2	Bar reinforcement at 100kg/m³
Unit size	-
Unit of measurement	m2
ERC	£240
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete, strip foundations to concrete walls. Cost for foundation only to 225mm concrete wall.
Referencing details	Measure total length
Cost information notes	Cost includes for cavity wall up to and including Damp Proof Course
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Foundations
CG Code	30001A
Specific	Concrete - reinforced
Descriptive	Strip to concrete wall
Tech1	900mm Wall
Tech2	Bar reinforcement at 100kg/m³
Unit size	-
Unit of measurement	m2
ERC	£505
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete, strip foundations to concrete walls. Cost for foundation only to 900mm concrete wall.
Referencing details	Measure total length
Cost information notes	Cost includes for cavity wall up to and including Damp Proof Course
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Foundations
CG Code	300050
Specific	Ground floor slabs
Descriptive	Plain concrete
Tech1	Hardcore, blinding and damp proof membrane
Tech2	100mm thick
Unit size	-
Unit of measurement	m2
ERC	£28
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Plain concrete floor slab including hardcore bed and damp proof membrane. filling to make up levels of 100mm granular type one.100mm basic mixed concrete.
Referencing details	Measure area of slab.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical slab construction
Photo notes	-

Photo1

Photo2

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Generic Category	Foundations
CG Code	300055
Specific	Ground floor slabs
Descriptive	Plain concrete
Tech1	Hardcore, blinding and damp proof membrane
Tech2	150mm thick
Unit size	-
Unit of measurement	m2
ERC	£41
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Plain concrete floor slab including hardcore bed and damp proof membrane. filling to make up levels of 150mm granular type one.150mm basic mixed concrete.
Referencing details	Measure area of slab.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical slab construction
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Foundations
CG Code	30005A
Specific	Ground floor slabs
Descriptive	Plain concrete
Tech1	Hardcore, blinding and damp proof membrane
Tech2	200mm thick
Unit size	-
Unit of measurement	m2
ERC	£53
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Plain concrete floor slab including hardcore bed and damp proof membrane. filling to make up levels of 200mm granular type one.200mm basic mixed concrete.
Referencing details	Measure area of slab.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical slab construction
Photo notes	-

Photo1

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Generic Category	Foundations
CG Code	30005F
Specific	Ground floor slabs
Descriptive	Plain concrete
Tech1	Hardcore, blinding and damp proof membrane
Tech2	225mm thick
Unit size	-
Unit of measurement	m2
ERC	£61
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Plain concrete floor slab including hardcore bed and damp proof membrane. filling to make up levels of 225mm granular type one.225mm basic mixed concrete.
Referencing details	Measure area of slab.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical slab construction
Photo notes	-

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Generic Category	Foundations
CG Code	300060
Specific	Ground floor slabs
Descriptive	Reinforced concrete
Tech1	Hardcore, blinding and damp proof membrane concrete reinforced with membrane
Tech2	100mm thick
Unit size	-
Unit of measurement	m2
ERC	£39
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete floor slab including hardcore bed and damp proof membrane. filling to make up levels of 100mm granular type one. 100mm concrete reinforced with fabric.
Referencing details	Measure area of slab.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical slab construction
Photo notes	-

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Generic Category	Foundations
CG Code	300065
Specific	Ground floor slabs
Descriptive	Reinforced concrete
Tech1	Hardcore, blinding and damp proof membrane concrete reinforced with membrane
Tech2	150mm thick
Unit size	-
Unit of measurement	m2
ERC	£52
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete floor slab including hardcore bed and damp proof membrane. filling to make up levels of 150mm granular type one. 150mm concrete reinforced with fabric.
Referencing details	Measure area of slab.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical slab construction
Photo notes	-

Photo1

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Generic Category	Foundations
CG Code	30006A
Specific	Ground floor slabs
Descriptive	Reinforced concrete
Tech1	Hardcore, blinding and damp proof membrane concrete reinforced with membrane
Tech2	200mm thick
Unit size	-
Unit of measurement	m2
ERC	£71
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete floor slab including hardcore bed and damp proof membrane. filling to make up levels of 200mm granular type one. 200mm concrete reinforced with fabric.
Referencing details	Measure area of slab.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical slab construction
Photo notes	-

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Generic Category	Foundations
CG Code	30006D
Specific	Ground floor slabs
Descriptive	Reinforced concrete
Tech1	Hardcore, blinding and damp proof membrane concrete reinforced with membrane
Tech2	225mm thick
Unit size	-
Unit of measurement	m2
ERC	£78
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete floor slab including hardcore bed and damp proof membrane. filling to make up levels of 225mm granular type one. 225mm concrete reinforced with fabric.
Referencing details	Measure area of slab.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical slab construction
Photo notes	-

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Generic Category	Foundations
CG Code	30006F
Specific	Ground floor slabs
Descriptive	Reinforced concrete
Tech1	Hardcore, blinding and damp proof membrane concrete reinforced with membrane
Tech2	300mm thick
Unit size	-
Unit of measurement	m2
ERC	£93
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete floor slab including hardcore bed and damp proof membrane. filling to make up levels of 300mm granular type one. 300mm concrete reinforced with fabric.
Referencing details	Measure area of slab.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical slab construction
Photo notes	-

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Generic Category	Foundations
CG Code	30006K
Specific	Ground floor slabs
Descriptive	Reinforced concrete
Tech1	Hardcore, blinding and damp proof membrane concrete reinforced with membrane
Tech2	500mm thick
Unit size	-
Unit of measurement	m2
ERC	£147
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete floor slab including hardcore bed and damp proof membrane. filling to make up levels of 500mm granular type one. 500mm concrete reinforced with fabric.
Referencing details	Measure area of slab.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical slab construction
Photo notes	-

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Generic Category	Foundations
CG Code	30006P
Specific	Ground floor slabs
Descriptive	Reinforced concrete
Tech1	Hardcore, blinding and damp proof membrane concrete reinforced with membrane
Tech2	750mm thick
Unit size	-
Unit of measurement	m2
ERC	£212
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete floor slab including hardcore bed and damp proof membrane. filling to make up levels of 750mm granular type one. 750mm concrete reinforced with fabric.
Referencing details	Measure area of slab.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical slab construction
Photo notes	-

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Generic Category	Foundations
CG Code	30006U
Specific	Ground floor slabs
Descriptive	Reinforced concrete
Tech1	Hardcore, blinding and damp proof membrane concrete reinforced with membrane
Tech2	900mm thick
Unit size	-
Unit of measurement	m2
ERC	£248
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete floor slab including hardcore bed and damp proof membrane. filling to make up levels of 900mm granular type one. 900mm concrete reinforced with fabric.
Referencing details	Measure area of slab.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical slab construction
Photo notes	-

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Generic Category	Foundations
CG Code	300023
Specific	Isolated bases
Descriptive	Reinforced concrete
Tech1	1.0m³ - 5.0m³
Tech2	Includes volume below ground level
Unit size	-
Unit of measurement	m3
ERC	£546
Superseded codes	32F15FB
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete isolated base based on 2.5m x 2m x 1m depth.
Referencing details	Measure Volume
Cost information notes	Cost does not include for additional hidden foundation of structure of base below ground level
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Foundations
CG Code	300045
Specific	Isolated bases
Descriptive	Reinforced concrete
Tech1	50.0m³ - 250.0m³
Tech2	Includes volume below ground level
Unit size	-
Unit of measurement	m3
ERC	£546
Superseded codes	32F15YB
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete isolated base based on 25m x 10m x 1m depth.
Referencing details	Measure Volume
Cost information notes	Cost does not include for additional hidden foundation of structure of base below ground level
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Foundations
CG Code	30001K
Specific	Isolated bases
Descriptive	Reinforced concrete
Tech1	<= 0.1m³
Tech2	Includes volume below ground level
Unit size	-
Unit of measurement	m3
ERC	£704
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete isolated base.
Referencing details	Measure Volume
Cost information notes	Cost does not include for additional hidden foundation of structure of base below ground level
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Foundations - Ground Floor Slab - Plain Concrete
Photo notes	-

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Generic Category	Foundations
CG Code	30001P
Specific	Isolated bases
Descriptive	Reinforced concrete
Tech1	$0.1m^3$ - $0.5m^3$
Tech2	Includes volume below ground level
Unit size	-
Unit of measurement	m3
ERC	£552
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete isolated base.
Referencing details	Measure Volume
Cost information notes	Cost does not include for additional hidden foundation of structure of base below ground level
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Foundations - Ground Floor Slab - Plain Concrete
Photo notes	-

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Generic Category	Foundations
CG Code	30001X
Specific	Isolated bases
Descriptive	Reinforced concrete
Tech1	0.5m³ - 1.0m³
Tech2	Includes volume below ground level
Unit size	-
Unit of measurement	m3
ERC	£547
Superseded codes	32F15AB
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete isolated base.
Referencing details	Measure Volume
Cost information notes	Cost does not include for additional hidden foundation of structure of base below ground level
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Foundations - Ground Floor Slab - Plain Concrete
Photo notes	-

Photo1

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Generic Category	Foundations
CG Code	30002A
Specific	Isolated bases
Descriptive	Reinforced concrete
Tech1	5.0m³ - 25.0m³
Tech2	Includes volume below ground level
Unit size	-
Unit of measurement	m3
ERC	£546
Superseded codes	32F15KB
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete isolated base based on 5m x 5m x 1m depth.
Referencing details	Measure Volume
Cost information notes	Cost does not include for additional hidden foundation of structure of base below ground level
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Foundations - Ground Floor Slab - Plain Concrete
Photo notes	-

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Generic Category	Foundations
CG Code	30003T
Specific	Isolated bases
Descriptive	Reinforced concrete
Tech1	25.0m³ - 50.0m³
Tech2	Includes volume below ground level
Unit size	-
Unit of measurement	m3
ERC	£546
Superseded codes	32F15PB
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete isolated base based on 10m x 5m x 1m depth.
Referencing details	Measure Volume
Cost information notes	Cost does not include for additional hidden foundation of structure of base below ground level
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Reinforced concrete isolated base.
Photo notes	-

Photo1

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Generic Category	Foundations
CG Code	300070
Specific	Machine Bases above Ground
Descriptive	Plain concrete
Tech1	<= 0.1m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£1,611
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine bases, above ground level, often found inside factory/industrial buildings. Includes basic finish formwork & tamped finish. Based on a machine base 1m x 1m x 0.10m deep
Referencing details	Measure dimensions above ground level =m3
Cost information notes	Cost includes for volume of foundation below ground level
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Foundations
CG Code	300076
Specific	Machine Bases above Ground
Descriptive	Plain concrete
Tech1	> 0.1m³ - 0.5m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£1,196
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine bases, above ground level, often found inside factory/industrial buildings. Includes basic finish formwork & tamped finish. Based on a machine base 5m x 1m x 0.10m deep
Referencing details	Measure dimensions above ground level =m3
Cost information notes	Cost includes for volume of foundation below ground level
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Foundations
CG Code	300087
Specific	Machine Bases above Ground
Descriptive	Plain concrete
Tech1	1.0m³ - 5.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£789
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine bases, above ground level, often found inside factory/industrial buildings. Includes basic finish formwork & tamped finish. Based on a machine base 25m x 1m x 0.20m deep
Referencing details	Measure dimensions above ground level =m3
Cost information notes	Cost includes for volume of foundation below ground level
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Foundations
CG Code	30007K
Specific	Machine Bases above Ground
Descriptive	Plain concrete
Tech1	> 0.5m³ - 1.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£1,143
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine bases, above ground level, often found inside factory/industrial buildings. Includes basic finish formwork & tamped finish. Based on a machine base 10m x 1m x 0.10m deep
Referencing details	Measure dimensions above ground level =m3
Cost information notes	Cost includes for volume of foundation below ground level
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
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Generic Category	Foundations
CG Code	30008H
Specific	Machine Bases above Ground
Descriptive	Plain concrete
Tech1	> 5.0m³ - 25.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£746
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine bases, above ground level, often found inside factory/industrial buildings. Includes basic finish formwork & tamped finish. Based on a machine base 55m x 1.5m x 0.30m deep.
Referencing details	Measure dimensions above ground level =m3
Cost information notes	Cost includes for volume of foundation below ground level
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
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Generic Category	Foundations
CG Code	30008M
Specific	Machine Bases above Ground
Descriptive	Plain concrete
Tech1	> 25.0m³ - 50.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£650
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine bases, above ground level, often found inside factory/industrial buildings. Includes basic finish formwork & tamped finish. Based on a machine base 66m x 2.5m x 0.30m deep.
Referencing details	Measure dimensions above ground level =m3
Cost information notes	Cost includes for volume of foundation below ground level
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Foundations
CG Code	30008U
Specific	Machine Bases above Ground
Descriptive	Plain concrete
Tech1	50.0m2 - 250m2
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£511
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine bases, above ground level, often found inside factory/industrial buildings. Includes basic finish formwork & tamped finish. Based on a machine base 50m x 10m x 0.5 m deep
Referencing details	Measure dimensions above ground level =m3
Cost information notes	Cost includes for volume of foundation below ground level
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Foundations
CG Code	300091
Specific	Machine Bases above Ground
Descriptive	Reinforced concrete
Tech1	<= 0.1m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£2,042
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete machine bases, above ground level, often found inside factory/industrial buildings. Includes basic finish formwork, reinforcement & tamped finish. Based on a machine base 1m x 1m x 0.10m deep
Referencing details	Calculate volume - length x width x depth of base
Cost information notes	Price includes for volume of foundation below ground level
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Foundations
CG Code	30009B
Specific	Machine Bases above Ground
Descriptive	Reinforced concrete
Tech1	$0.1m^3$ - $0.5m^3$
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£1,631
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete machine bases, above ground level, often found inside factory/industrial buildings. Includes basic finish formwork, reinforcement & tamped finish. Based on a machine base 5m x 1m x 0.10m deep
Referencing details	Calculate volume - length x width x depth of base
Cost information notes	Price includes for volume of foundation below ground level
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Foundations
CG Code	30009F
Specific	Machine Bases above Ground
Descriptive	Reinforced concrete
Tech1	$0.5m^3$ - $1.0m^3$
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£1,582
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete machine bases, above ground level, often found inside factory/industrial buildings. Includes basic finish formwork, reinforcement & tamped finish. Based on a machine base 10m x 1m x 0.10m deep
Referencing details	Calculate volume - length x width x depth of base
Cost information notes	Price includes for volume of foundation below ground level
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Foundations
CG Code	3000A2
Specific	Machine Bases above Ground
Descriptive	Reinforced concrete
Tech1	1.0m³ - 5.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£1,226
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete machine bases, above ground level, often found inside factory/industrial buildings. Includes basic finish formwork, reinforcement & tamped finish. Based on a machine base 25m x 1m x 0.20m deep
Referencing details	Calculate volume - length x width x depth of base
Cost information notes	Price includes for volume of foundation below ground level
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Foundations
CG Code	3000AA
Specific	Machine Bases above Ground
Descriptive	Reinforced concrete
Tech1	5.0m³ - 25.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£1,183
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete machine bases, above ground level, often found inside factory/industrial buildings. Includes basic finish formwork, reinforcement & tamped finish. Based on a machine base 55.6m x 1.5m x 300mm.
Referencing details	Calculate volume - length x width x depth of base
Cost information notes	Price includes for volume of foundation below ground level
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Foundations
CG Code	3000AP
Specific	Machine Bases above Ground
Descriptive	Reinforced concrete
Tech1	25.0m³ - 50.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£1,086
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete machine bases, above ground level, often found inside factory/industrial buildings. Includes basic finish formwork, reinforcement & tamped finish. Based on a machine base 55.66m x 2.5m x 0.30m deep
Referencing details	Calculate volume - length x width x depth of base
Cost information notes	Price includes for volume of foundation below ground level
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Foundations
CG Code	3000AR
Specific	Machine Bases above Ground
Descriptive	Reinforced concrete
Tech1	50.0m2 - 250m2
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£949
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete machine bases, above ground level, often found inside factory/industrial buildings. Includes basic finish formwork, reinforcement & tamped finish. Based on a machine base 50m x 10m x 0.5 m deep
Referencing details	Calculate volume - length x width x depth of base
Cost information notes	Price includes for volume of foundation below ground level
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Foundations
CG Code	3000FA
Specific	Pile caps
Descriptive	Concrete
Tech1	Single
Tech2	900mm x 900mm x 1000mm
Unit size	-
Unit of measurement	Each
ERC	£440
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Cut off 600mm pile. Excavation of pit in ground with machine. Disposal of inert excavated materials off site. Cost includes for earthwork support, provision of concrete, reinforcement and formwork. Dimensions 900mmx900mmx1000mm.
Referencing details	Each Pile cap
Cost information notes	The cost has no provision for enabling works additional to cost in description. This includes added maintenance, erection and dismantling for each pile cap position. Price for one pile cap only.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1- Contiguous piling. Photo 2-Reinforced Concrete Bored Piles and Pile Caps.
Photo notes	-

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Generic Category	Foundations
CG Code	3000P1
Specific	Pile caps
Descriptive	Concrete
Tech1	Links 2 piles
Tech2	2700mm x 900mm x 1400mm
Unit size	-
Unit of measurement	Each
ERC	£1,328
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Cut off 600mm pile. Excavation of pit in ground with machine. Disposal of inert excavated materials off site. Cost includes for earthwork support, provision of concrete, reinforcement and formwork. Dimensions 2700mmx900mmx1400mm.
Referencing details	Each Pile cap
Cost information notes	The cost has no provision for enabling works additional to cost in description. This includes added maintenance, erection and dismantling for each pile cap position. Price for two or three pile caps only.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1- Contiguous piling. Photo 2-Reinforced Concrete Bored Piles and Pile Caps.
Photo notes	-

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Generic Category	Foundations
CG Code	3000P2
Specific	Pile caps
Descriptive	Concrete
Tech1	Links 3 piles
Tech2	2100mm x 1475mm x 1400mm
Unit size	-
Unit of measurement	Each
ERC	£1,623
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Cut off 600mm pile. Excavation of pit in ground with machine. Disposal of inert excavated materials off site. Cost includes for earthwork support, provision of concrete, reinforcement and formwork. Dimensions 2100mmx1475mmx1400mm.
Referencing details	Each Pile cap
Cost information notes	The cost has no provision for enabling works extra over to cost in description. This includes added maintenance, erection and dismantling for each pile cap position. Price for two or three pile caps only.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1- Contiguous piling. Photo 2-Reinforced Concrete Bored Piles and Pile Caps.
Photo notes	-

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Generic Category	Foundations
CG Code	3000P3
Specific	Pile caps
Descriptive	Concrete
Tech1	Links 4 piles
Tech2	2700mm x 2700mm x 1400mm
Unit size	-
Unit of measurement	Each
ERC	£3,429
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Cut off 600mm pile. Excavation of pit in ground with machine. Disposal of inert excavated materials off site. Cost includes for earthwork support, provision of concrete, reinforcement and formwork. Dimensions 2700mm x 2700mm x 1400mm
Referencing details	Each Pile cap
Cost information notes	The cost has no provision for enabling works additionalto cost in description. This includes added maintenance, erection and dismantling for each pile cap position. Price for three-five pile caps only.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1- Contiguous piling. Photo 2-Reinforced Concrete Bored Piles and Pile Caps.
Photo notes	-

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Generic Category	Foundations
CG Code	3000P4
Specific	Pile caps
Descriptive	Concrete
Tech1	Links 6 piles
Tech2	3700mm x 2700mm x 1400mm
Unit size	-
Unit of measurement	Each
ERC	£4,645
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Cut off 600mm pile. Excavation of pit in ground with machine. Disposal of inert excavated materials offsite. Cost includes for earthwork support, provision of concrete, reinforcement and formwork. Dimensions 3700mm x 2700mm x 1400mm
Referencing details	Each Pile cap
Cost information notes	The cost has no provision for enabling works additionalto cost in description. This includes added maintenance, erection and dismantling for each pile cap position. Price for three-five pile caps only.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1- Contiguous piling. Photo 2-Reinforced Concrete Bored Piles and Pile Caps.
Photo notes	-

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Generic Category	Foundations
CG Code	3000F4
Specific	Reinforced concrete bored piles
Descriptive	300mm diameter pile
Tech1	15m deep
Tech2	-
Unit size	Each
Unit of measurement	Each
ERC	£1,336
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Bored cast insitu reinforced concrete piles between 300 and 600mm diameter to maximum depth of 30m on a clear site with reasonable access. The installation covers the provision of the boring rig and its removal and transfer between points on site. The cost of the pile is based on a typical depth and disposal of excavated inert waste material. There will be a pile cap for each pile or combination of piles. The size and depth of piling is entirely dependent upon the loading being imposed and the bearing capacity of the ground upon which the structure is being built. In order to obtain the most accurate estimate of cost then details must be obtained from the actual piling records.
Referencing details	Based on diameter and depth of piles.
Cost information notes	Each pile or combination of piles will be constructed with a pile cap to assist transfer of loads to the pile from the foundations and the structures above. Piles a may be grouped in 2,3 4 or 6 concentrations and linked with a single pile cap. Costs are per pile
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Reinforced Concrete Bored Piles and Pile Caps

Photo notes -

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Generic Category	Foundations
CG Code	3000F0
Specific	Reinforced concrete bored piles
Descriptive	300mm diameter pile
Tech1	10m deep
Tech2	-
Unit size	Each
Unit of measurement	Each
ERC	£890
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Bored cast insitu reinforced concrete piles 300mm diameter to maximum depth of 10m on a clear site with reasonable access. The installation covers the provision of the boring rig on site for one pile. The cost includes disposal of excavated waste material (Inert) on site.
Referencing details	Based on diameter and depth of piles.
Cost information notes	The cost has no provision for a pile cap for each pile or combination of piles. Enabling Works additional to cost- excavation for piling mat. Making ground good with imported hard-core or similar to form piling mat. The hire of plant that includes arriving and leaving from each site, maintenance, erection and dismantling at each pile position.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1- Contiguous piling. Photo 2-Reinforced Concrete Bored Piles and Pile Caps.
Photo notes	-

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Generic Category	Foundations
CG Code	3000F5
Specific	Reinforced concrete bored piles
Descriptive	300mm diameter pile
Tech1	20m deep
Tech2	-
Unit size	Each
Unit of measurement	Each
ERC	£1,782
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Bored cast insitu reinforced concrete piles between 300 and 600mm diameter to maximum depth of 30m on a clear site with reasonable access. The installation covers the provision of the boring rig and its removal and transfer between points on site. The cost of the pile is based on a typical depth and disposal of excavated inert waste material. There will be a pile cap for each pile or combination of piles. The size and depth of piling is entirely dependent upon the loading being imposed and the bearing capacity of the ground upon which the structure is being built. In order to obtain the most accurate estimate of cost then details must be obtained from the actual piling records.
Referencing details	Based on diameter and depth of piles.
Cost information notes	Each pile or combination of piles will be constructed with a pile cap to assist transfer of loads to the pile from the foundations and the structures above. Piles a may be grouped in 2,3 4 or 6 concentrations and linked with a single pile cap. Costs are per pile
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Reinforced Concrete Bored Piles and Pile Caps

Photo notes -

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Generic Category	Foundations
CG Code	3000F1
Specific	Reinforced concrete bored piles
Descriptive	450mm diameter pile
Tech1	10m deep
Tech2	-
Unit size	Each
Unit of measurement	Each
ERC	£1,336
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Bored cast insitu reinforced concrete piles between 300 and 600mm diameter to maximum depth of 30m on a clear site with reasonable access. The installation covers the provision of the boring rig and its removal and transfer between points on site. The cost of the pile is based on a typical depth and disposal of excavated inert waste material. There will be a pile cap for each pile or combination of piles. The size and depth of piling is entirely dependent upon the loading being imposed and the bearing capacity of the ground upon which the structure is being built. In order to obtain the most accurate estimate of cost then details must be obtained from the actual piling records.
Referencing details	-
Cost information notes	Each pile or combination of piles will be constructed with a pile cap to assist transfer of loads to the pile from the foundations and the structures above. Piles a may be grouped in 2,3 4 or 6 concentrations and linked with a single pile cap. Costs stated above are per pile
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Reinforced Concrete Bored Piles and Pile Caps

Photo notes -

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Generic Category	Foundations
CG Code	3000F6
Specific	Reinforced concrete bored piles
Descriptive	450mm diameter pile
Tech1	15m deep
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£2,004
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Bored cast insitu reinforced concrete piles between 300 and 600mm diameter to maximum depth of 30m on a clear site with reasonable access. The installation covers the provision of the boring rig and its removal and transfer between points on site. The cost of the pile is based on a typical depth and disposal of excavated inert waste material. There will be a pile cap for each pile or combination of piles. The size and depth of piling is entirely dependent upon the loading being imposed and the bearing capacity of the ground upon which the structure is being built. In order to obtain the most accurate estimate of cost then details must be obtained from the actual piling records.
Referencing details	Based on diameter and depth of piles.
Cost information notes	Each pile or combination of piles will be constructed with a pile cap to assist transfer of loads to the pile from the foundations and the structures above. Piles a may be grouped in 2,3 4 or 6 concentrations and linked with a single pile cap. Costs are per pile
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Reinforced Concrete Bored Piles and Pile Caps

Photo notes -

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Generic Category	Foundations
CG Code	3000F7
Specific	Reinforced concrete bored piles
Descriptive	450mm diameter pile
Tech1	20m deep
Tech2	-
Unit size	Each
Unit of measurement	Each
ERC	£2,671
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Bored cast insitu reinforced concrete piles between 300 and 600mm diameter to maximum depth of 30m on a clear site with reasonable access. The installation covers the provision of the boring rig and its removal and transfer between points on site. The cost of the pile is based on a typical depth and disposal of excavated inert waste material. There will be a pile cap for each pile or combination of piles. The size and depth of piling is entirely dependent upon the loading being imposed and the bearing capacity of the ground upon which the structure is being built. In order to obtain the most accurate estimate of cost then details must be obtained from the actual piling records.
Referencing details	Based on diameter and depth of piles.
Cost information notes	Each pile or combination of piles will be constructed with a pile cap to assist transfer of loads to the pile from the foundations and the structures above. Piles a may be grouped in 2,3 4 or 6 concentrations and linked with a single pile cap. Costs are per pile
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Reinforced Concrete Bored Piles and Pile Caps

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Generic Category	Foundations
CG Code	3000F2
Specific	Reinforced concrete bored piles
Descriptive	600mm diam pile
Tech1	10m deep
Tech2	-
Unit size	Each
Unit of measurement	Each
ERC	£2,133
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Bored cast insitu reinforced concrete piles between 300 and 600mm diameter to maximum depth of 30m on a clear site with reasonable access. The installation covers the provision of the boring rig and its removal and transfer between points on site. The cost of the pile is based on a typical depth and disposal of excavated inert waste material. There will be a pile cap for each pile or combination of piles. The size and depth of piling is entirely dependent upon the loading being imposed and the bearing capacity of the ground upon which the structure is being built. In order to obtain the most accurate estimate of cost then details must be obtained from the actual piling records.
Referencing details	-
Cost information notes	Each pile or combination of piles will be constructed with a pile cap to assist transfer of loads to the pile from the foundations and the structures above. Piles a may be grouped in 2,3 4 or 6 concentrations and linked with a single pile cap. Costs are per pile
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Reinforced Concrete Bored Piles and Pile Caps

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Generic Category	Foundations
CG Code	3000F8
Specific	Reinforced concrete bored piles
Descriptive	600mm diameter pile
Tech1	15m deep
Tech2	-
Unit size	Each
Unit of measurement	Each
ERC	£3,201
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Bored cast insitu reinforced concrete piles between 300 and 600mm diameter to maximum depth of 30m on a clear site with reasonable access. The installation covers the provision of the boring rig and its removal and transfer between points on site. The cost of the pile is based on a typical depth and disposal of excavated inert waste material. There will be a pile cap for each pile or combination of piles. The size and depth of piling is entirely dependent upon the loading being imposed and the bearing capacity of the ground upon which the structure is being built. In order to obtain the most accurate estimate of cost then details must be obtained from the actual piling records.
Referencing details	-
Cost information notes	Each pile or combination of piles will be constructed with a pile cap to assist transfer of loads to the pile from the foundations and the structures above. Piles a may be grouped in 2,3 4 or 6 concentrations and linked with a single pile cap. Costs are per pile
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Reinforced Concrete Bored Piles and Pile Caps

Photo notes -

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Generic Category	Foundations
CG Code	3000F9
Specific	Reinforced concrete bored piles
Descriptive	600mm diameter pile
Tech1	20m deep
Tech2	-
Unit size	Each
Unit of measurement	Each
ERC	£4,269
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Bored cast insitu reinforced concrete piles between 300 and 600mm diameter to maximum depth of 30m on a clear site with reasonable access. The installation covers the provision of the boring rig and its removal and transfer between points on site. The cost of the pile is based on a typical depth and disposal of excavated inert waste material. There will be a pile cap for each pile or combination of piles. The size and depth of piling is entirely dependent upon the loading being imposed and the bearing capacity of the ground upon which the structure is being built. In order to obtain the most accurate estimate of cost then details must be obtained from the actual piling records.
Referencing details	-
Cost information notes	Each pile or combination of piles will be constructed with a pile cap to assist transfer of loads to the pile from the foundations and the structures above. Piles a may be grouped in 2,3 4 or 6 concentrations and linked with a single pile cap. Costs are per pile
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Reinforced Concrete Bored Piles and Pile Caps

Photo notes -

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Generic Category	Foundations
CG Code	3000PA
Specific	Steel sheet piling
Descriptive	Driven steel sheets
Tech1	Rate is per m² of sheets
Tech2	Depth x length
Unit size	-
Unit of measurement	m2
ERC	£245
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Cost is for Steel sheet piling -interlocking steel sheet piling to excavation perimeter; extraction on completion.Exclusive of site set and plant associated with piling.
Referencing details	Measure total area of piling (total length × total depth)
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Foundations
CG Code	30000A
Specific	Strip concrete
Descriptive	Composite rate - Excavate trench; plain concrete strip/trench fill foundation
Tech1	Excavation of trench 1.0m long x 0.6m wide x 1.275m deep
Tech2	Cavity wall includes wall up to damp proof course
Unit size	Linear Metre
Unit of measurement	m
ERC	£176
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Composite rate includes excavation; disposal of arisings, earthwork support; working space; compacting excavations; 600mm damp proof plain insitu trenchfill concrete; 450mm damp proof blockwork with cavity fill lean mix & 225mm damp proof brickwork to damp proof course
Referencing details	Foundation measurement = length in m x specification
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	Brickwork or Blockwork cavity wall built off top of damp proof course
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Foundations
CG Code	30000F
Specific	Strip concrete
Descriptive	Composite rate - Excavate trench; plain concrete strip/trench fill foundation
Tech1	Excavation of trench 1.0m long x 0.45m wide x 1.0m deep
Tech2	Half brick wall; includes wall up to damp proof course
Unit size	Linear Metre
Unit of measurement	m
ERC	£100
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Composite rate includes excavation on trench 1.0 m long x 0.45 m wide x 1.0m deep; disposal of arisings, earthwork support; working space; compacting excavations; 300mm damp proof plain insitu trenchfill concrete. 925mm damp proof half brick wall to damp proof course
Referencing details	Foundation measurement = length in m x specification
Cost information notes	Cost does not include for additional hidden foundation of structure of base below ground level. For bases with allowance for below ground level volume see Machine bases
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Foundations
CG Code	30000G
Specific	Strip concrete
Descriptive	Composite rate - Excavate trench; plain concrete strip/trench fill foundation
Tech1	Excavation of trench 1.0m long x 0.60m wide x 1.0m deep
Tech2	One brick wall; includes wall up to damp proof course
Unit size	Linear Metre
Unit of measurement	m
ERC	£153
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Composite rate includes excavation on trench 1.0 m long x 0.60 m wide x 1.0m deep; disposal of arisings, earthwork support; working space; compacting excavations; 300mm damp proof plain insitu trenchfill concrete. 925mm damp proof One brick wall to damp proof course.
Referencing details	Foundation measurement = length in m x specification
Cost information notes	Cost does not include for additional hidden foundation of structure of base below ground level. For bases with allowance for below ground level volume see Machine bases
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Foundations
CG Code	30000H
Specific	Strip concrete
Descriptive	Composite rate - Excavate trench; plain concrete strip/trench fill foundation
Tech1	Excavation on trench 1.0m long x 0.60m wide x 1.0m deep
Tech2	One and a half brick wall; includes wall up to damp proof course
Unit size	Linear Metre
Unit of measurement	m
ERC	£192
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Composite rate includes excavation on trench 1.0 m long x 0.60 m wide x 1.0m deep; disposal of arisings, earthwork support; working space; compacting excavations; 300mm damp proof plain insitu trenchfill concrete. 925mm damp proof One brick wall to damp proof course.
Referencing details	Foundation measurement = length in m x specification
Cost information notes	Cost does not include for additional hidden foundation of structure of base below ground level. For bases with allowance for below ground level volume see Machine bases
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Foundations
CG Code	30000K
Specific	Strip concrete
Descriptive	Composite rate - Excavate trench; plain concrete strip/trench fill foundation
Tech1	Excavation of trench 1.0m long x 0.60m wide x 1.0m deep
Tech2	Cavity wall includes wall up to damp proof course
Unit size	Linear Metre
Unit of measurement	m
ERC	£175
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Composite rate includes excavation on trench 1.0 m long x 0.60 m wide x 1.0m deep; disposal of arisings, earthwork support; working space; compacting excavations; 300mm damp proof plain insitu trenchfill concrete. 925mm damp proof One brick wall to damp proof course.
Referencing details	Measure total length
Cost information notes	Cost does not include for additional hidden foundation of structure of base below ground level. For bases with allowance for below ground level volume see Machine bases
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	Brickwork or Blockwork built off top of damp proof course
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Foundations
CG Code	30001G
Specific	Strip concrete
Descriptive	Composite rate - Excavate trench; plain concrete strip/trench fill foundation
Tech1	Excavation of trench 10m long x 50m wide x 1.0m deep
Tech2	Mass foundations or bases > 500m³
Unit size	-
Unit of measurement	m3
ERC	£171
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Cost includes excavation on trench 10 m long x 50 m wide x 1.0m deep; disposal of arisings, earthwork support; working space; compacting excavations; plain insitu trenchfill concrete.
Referencing details	Measure Volume
Cost information notes	Cost does not include for additional hidden foundation of structure of base below ground level. For bases with allowance for below ground level volume see Machine bases
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Frames
CG Code	305026
Specific	Reinforced Concrete
Descriptive	Supporting structures
Tech1	Up to 0.15m² cross section
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£1,553
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete columns and beams. The frame and supporting structure. Reinforced in-situ concrete beams.
Referencing details	Cross-section area x height or length.
Cost information notes	Size - Cross section area m2 x height or length = m3
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Frames
CG Code	305027
Specific	Reinforced Concrete
Descriptive	Supporting structures
Tech1	Over 0.15m² cross section
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£1,364
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete columns and beams. The frame and supporting structure. Reinforced in-situ concrete beams.
Referencing details	Cross-section area x height or length.
Cost information notes	Size - Cross section area m2 x height or length = m3
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Furnaces
CG Code	209S10
Specific	Annealing
Descriptive	Batch
Tech1	6m x 6m x 18m length
Tech2	Volume 648m3
Unit size	-
Unit of measurement	m3
ERC	£2,543
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Annealing furnaces operate up to 750°C and then the product is cooled by a controlled release of heat. They can be very large and can have the hearth built on a platform bogie running on rails and moved via pulleys and cables. For smaller products the items are loaded into a fixed bed furnace using a mechanised furnace charger. For thin strip steel annealing (usually in a roll) it is undertaken in a continuous process and with the de-greasing lines these furnaces are often vertical. Annealing furnaces are not so dense in structure in respect of brickwork and refractories as they are not built to withstand or retain as much heat. The brickwork and ceramic tiles (sometimes fibre quilt) are not so expensive per m3 to purchase or install. Bogie furnaces are usually built up from the concrete base and thus even under size are unlikely to be capable of removal (Class 4(d)). The hearth is not rateable in these cases. Modern furnaces are built within a steel support frame
Referencing details	-
Cost information notes	Includes refractory linings
rateable element	Class 4 Table 4 Furnaces Note Class 4(d)
non rateable element	-
Adjusted Plant and Machinery	Foundations, pits, walkways and ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description -

Photo notes -

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Generic Category	Furnaces
CG Code	209S11
Specific	Annealing
Descriptive	Batch
Tech1	4.5m x 4.5m x 10m length
Tech2	Volume 202.5m3
Unit size	-
Unit of measurement	m3
ERC	£4,411
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Annealing furnaces operate up to 750°C and then the product is cooled by a controlled release of heat. They can be very large and can have the hearth built on a platform bogie running on rails and moved via pulleys and cables. For smaller products the items are loaded into a fixed bed furnace using a mechanised furnace charger. For thin strip steel annealing (usually in a roll) it is undertaken in a continuous process and with the de-greasing lines these furnaces are often vertical. Annealing furnaces are not so dense in structure in respect of brickwork and refractories as they are not built to withstand or retain as much heat. The brickwork and ceramic tiles (sometimes fibre quilt) are not so expensive per m3 to purchase or install. Bogie furnaces are usually built up from the concrete base and thus even under size are unlikely to be capable of removal (Class 4(d)). The hearth is not rateable in these cases. Modern furnaces are built within a steel support frame
Referencing details	-
Cost information notes	Includes refractory linings
rateable element	Class 4 Table 4 Furnaces Note Class 4(d)
non rateable element	-
Adjusted Plant and Machinery	Foundations, pits, walkways and ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Furnaces
CG Code	209S01
Specific	Annealing
Descriptive	Bogie
Tech1	6m x 6m x 18m length
Tech2	Volume 648m3
Unit size	-
Unit of measurement	m3
ERC	£3,621
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Annealing furnaces operate up to 750°C and then the product is cooled by a controlled release of heat. They can be very large and can have the hearth built on a platform bogie running on rails and moved via pulleys and cables. For smaller products the items are loaded into a fixed bed furnace using a mechanised furnace charger. For thin strip steel annealing (usually in a roll) it is undertaken in a continuous process and with the de-greasing lines these furnaces are often vertical. Annealing furnaces are not so dense in structure in respect of brickwork and refractories as they are not built to withstand or retain as much heat. The brickwork and ceramic tiles (sometimes fibre quilt) are not so expensive per m3 to purchase or install. Bogie furnaces are usually built up from the concrete base and thus even under size are unlikely to be capable of removal (Class 4(d)). The hearth is not rateable in these cases. Modern furnaces are built within a steel support frame
Referencing details	-
Cost information notes	Includes refractory linings
rateable element	Class 4 Table 4 Furnaces Note Class 4(d)
non rateable element	-
Adjusted Plant and Machinery	Foundations, pits, walkways and ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Furnaces
CG Code	209S02
Specific	Annealing
Descriptive	Bogie
Tech1	4.5m x 4.5m x 10m length
Tech2	Volume 202.5m3
Unit size	-
Unit of measurement	m3
ERC	£6,204
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Annealing furnaces operate up to 750°C and then the product is cooled by a controlled release of heat. They can be very large and can have the hearth built on a platform bogie running on rails and moved via pulleys and cables. For smaller products the items are loaded into a fixed bed furnace using a mechanised furnace charger. For thin strip steel annealing (usually in a roll) it is undertaken in a continuous process and with the de-greasing lines these furnaces are often vertical. Annealing furnaces are not so dense in structure in respect of brickwork and refractories as they are not built to withstand or retain as much heat. The brickwork and ceramic tiles (sometimes fibre quilt) are not so expensive per m3 to purchase or install. Bogie furnaces are usually built up from the concrete base and thus even under size are unlikely to be capable of removal (Class 4(d)). The hearth is not rateable in these cases. Modern furnaces are built within a steel support frame
Referencing details	-
Cost information notes	Includes refractory linings
rateable element	Class 4 Table 4 Furnaces Note Class 4(d)
non rateable element	-
Adjusted Plant and Machinery	Foundations, pits, walkways and ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Furnaces
CG Code	209S20
Specific	Annealing
Descriptive	Continuous
Tech1	3m x 4.5m x 25m length
Tech2	Volume 337.5m3
Unit size	-
Unit of measurement	m3
ERC	£4,963
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Annealing furnaces operate up to 750°C and then the product is cooled by a controlled release of heat. They can be very large and can have the hearth built on a platform bogie running on rails and moved via pulleys and cables. For smaller products the items are loaded into a fixed bed furnace using a mechanised furnace charger. For thin strip steel annealing (usually in a roll) it is undertaken in a continuous process and with the de-greasing lines these furnaces are often vertical. Annealing furnaces are not so dense in structure in respect of brickwork and refractories as they are not built to withstand or retain as much heat. The brickwork and ceramic tiles (sometimes fibre quilt) are not so expensive per m3 to purchase or install. Bogie furnaces are usually built up from the concrete base and thus even under size are unlikely to be capable of removal (Class 4(d)). The hearth is not rateable in these cases. Modern furnaces are built within a steel support frame
Referencing details	-
Cost information notes	Includes refractory linings
rateable element	Class 4 Table 4 Furnaces Note Class 4(d)
non rateable element	-
Adjusted Plant and Machinery	Foundations, pits, walkways and ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Furnaces
CG Code	209M01
Specific	Cabin Heaters
Descriptive	less than 400m3
Tech1	-
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£4,010
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Cabin Heaters are used in the chemical and petrochemical industry to heat crude oils to gaseous forms in order that fractions may be taken off in the adjacent fractionation column (for example both diesel and petroleum are fractions). The unit, made of carbon steel, is usually rectangular and sits around 2m above the ground in a complex structural steel support frame which also provides walkway and staircase access to different levels. There is also a chimney. Temperatures may reach up to 850°C (range 200°C - 850°C). The fuel used is often the gaseous waste produced by the process being undertaken. The upper temperatures are reached by use of a convection box. The heating chambers are usually constructed of refractory brickwork with heat resistant ceramic lined tiles. The oil is passed through pipes that lay in the firebox. In most cases the tubes can be removed and thus are not part of the structure. Cabin Heaters are usually over 400m3 but because those under may have difficulty in fulfilling the requirements of Class 4 (d) they would be rateable.
Referencing details	Rectangular heaters: measure the main unit externally but do not include the void area below the heater in the volume, note the age, note structural steel support details under and around the heater as well as stairways and walkways, note diameter and height of the chimney. Determine whether tubes can be removed (in the absence of definitive information assume they can be)
Cost information notes	Includes refractory linings. Add separately for i) foundations, ii) supporting steelwork, iii) chimney stack, iv) walkways and v) stairways
rateable element	Class 4 Table 4 furnaces - stoves and ovens See Class 4(d)
non rateable element	if Class 4 (d) applies - tubes
Adjusted Plant and Machinery	Foundations, pits, walkways, ducts, stairways and supporting steelwork
Number of items adjusted	The item can typically be found on an industrial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Furnaces
CG Code	209M20
Specific	Cabin Heaters
Descriptive	over 400m3
Tech1	-
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£3,546
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Cabin Heaters are used in the chemical and petrochemical industry to heat crude oils to gaseous forms in order that fractions may be taken off in the adjacent fractionation column (for example both diesel and petroleum are fractions). The unit, made of carbon steel, is usually rectangular and sits around 2m above the ground in a complex structural steel support frame which also provides walkway and staircase access to different levels. There is also a chimney. Temperatures may reach up to 850°C (range 200°C - 850°C). The fuel used is often the gaseous waste produced by the process being undertaken. The upper temperatures are reached by use of a convection box. The heating chambers are usually constructed of refractory brickwork with heat resistant ceramic lined tiles. The oil is passed through pipes that lay in the firebox. In most cases the tubes can be removed and thus are not part of the structure. Cabin Heaters are usually over 400m3 but because those under may have difficulty in fulfilling the requirements of Class 4 (d) they would be rateable.
Referencing details	Rectangular heaters: measure the main unit externally but do not include the void area below the heater in the volume, note the age, note structural steel support details under and around the heater as well as stairways and walkways, note diameter and height of the chimney. Determine whether tubes can be removed (in the absence of definitive information assume they can be)
Cost information notes	Includes refractory linings. Add separately for i) foundations, ii) supporting steelwork, iii) chimney stack, iv) walkways and v) stairways
rateable element	Class 4 Table 4 furnaces - stoves and ovens See Class 4(d)
non rateable element	if Class 4 (d) applies - tubes
Adjusted Plant and Machinery	Foundations, pits, walkways, ducts, stairways and supporting steelwork
Number of items adjusted	The item can typically be found on an industrial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Furnaces
CG Code	209K02
Specific	Dryer (Brick)
Descriptive	Continuous Dryer
Tech1	2796m3 Gross External Volume
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£906
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Drying units or driers work in concert with kilns. These are drying units which are needed to condition the green bricks before firing. Frequently found adjacent to the kilns in order that they can make use of the waste heat therefrom. The most common construction found is concrete blocks off a reinforced concrete foundation incorporating a rail track on which cars conveying the unfired bricks to the kilns are loaded. Normally a concrete slab or insulated steel sheeting ceiling.
Referencing details	External volume of the dryer. Construction details.
Cost information notes	Cost includes flues and ducting, refractory linings, rail track set in the floor of the kiln / dryer and foundations. Ducting to the kiln is included based on the kiln being in relatively close proximity to the drier. Where they are separated by large distances then additional ducting may be included but this is a disability and should be compensated for by allowances - net effect may be neutral.
rateable element	Class 4 Table 4 Furnaces Note Class 4(d)
non rateable element	-
Adjusted Plant and Machinery	Other Class 4 items of plant for consideration as being rateable will include:- Rail tracks and transfer ways for kiln cars Weighbridge pits
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
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Generic Category	Furnaces
CG Code	209H01
Specific	Heat Treatment
Descriptive	Batch
Tech1	250 m3
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£4,411
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Heat Treatment Batch Furnaces use heat to change the molecular composition of the metal. This treatment softens the metal and then chilling (by quenching) hardens it again, this is controlled and adjusted depending on the desired end product. Temperatures can range between extremes of 420°C and 1800°C. The furnace is lined with heavy refractory bricks to allow consistent heat retention and the hot air is re-circulated. The use of these refractories is important for once fired they glaze over to form a single unit. The hearth is solid and if the furnace were moved the refractory lining would crack and require replacement, also any brickwork is usually built up from a solid concrete base and thus the furnace cannot be moved from one site and re-erected in its original state on another - consequently most sizes will be rateable. This type of furnace may have been erected on top of a steel plate that sits on a concrete foundation. If this is so the likelihood is that the furnace can be moved and thus if under 400m3 would not be rateable.
Referencing details	-
Cost information notes	Includes refractory linings
rateable element	Class 4 Table 4 Furnaces Note Class 4(d)
non rateable element	-
Adjusted Plant and Machinery	Foundations, pits, walkways and ducts
Number of items adjusted	The item can typically be found on an industrial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

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Generic Category	Furnaces
CG Code	209H02
Specific	Heat Treatment
Descriptive	Batch
Tech1	450 m3
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£3,346
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Heat Treatment Batch Furnaces use heat to change the molecular composition of the metal. This treatment softens the metal and then chilling (by quenching) hardens it again, this is controlled and adjusted depending on the desired end product. Temperatures can range between extremes of 420°C and 1800°C. The furnace is lined with heavy refractory bricks to allow consistent heat retention and the hot air is re-circulated. The use of these refractories is important for once fired they glaze over to form a single unit. The hearth is solid and if the furnace were moved the refractory lining would crack and require replacement, also any brickwork is usually built up from a solid concrete base and thus the furnace cannot be moved from one site and re-erected in its original state on another - consequently most sizes will be rateable. This type of furnace may have been erected on top of a steel plate that sits on a concrete foundation. If this is so the likelihood is that the furnace can be moved and thus if under 400m3 would not be rateable.
Referencing details	-
Cost information notes	Includes refractory linings
rateable element	Class 4 Table 4 Furnaces Note Class 4(d)
non rateable element	-
Adjusted Plant and Machinery	Foundations, pits, walkways and ducts
Number of items adjusted	The item can typically be found on an industrial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

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Generic Category	Furnaces
CG Code	209H03
Specific	Heat Treatment
Descriptive	Batch
Tech1	600 m3
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£2,544
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Heat Treatment Batch Furnaces use heat to change the molecular composition of the metal. This treatment softens the metal and then chilling (by quenching) hardens it again, this is controlled and adjusted depending on the desired end product. Temperatures can range between extremes of 420°C and 1800°C. The furnace is lined with heavy refractory bricks to allow consistent heat retention and the hot air is re-circulated. The use of these refractories is important for once fired they glaze over to form a single unit. The hearth is solid and if the furnace were moved the refractory lining would crack and require replacement, also any brickwork is usually built up from a solid concrete base and thus the furnace cannot be moved from one site and re-erected in its original state on another - consequently most sizes will be rateable. This type of furnace may have been erected on top of a steel plate that sits on a concrete foundation. If this is so the likelihood is that the furnace can be moved and thus if under 400m3 would not be rateable.
Referencing details	-
Cost information notes	Includes refractory linings
rateable element	Class 4 Table 4 Furnaces Note Class 4(d)
non rateable element	-
Adjusted Plant and Machinery	Foundations, pits, walkways and ducts
Number of items adjusted	The item can typically be found on an industrial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

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Generic Category	Furnaces
CG Code	209H20
Specific	Heat Treatment
Descriptive	Continuous
Tech1	350 m3
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£4,963
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Heat Treatment Continuous Furnaces use heat to change the molecular composition of the metal. This treatment softens the metal and then it is cooled which hardens it again, this is controlled and adjusted depending on the desired end product. For the heating, temperatures can range between extremes of 420°C and 1800°C. The hot air is re-circulated within the furnace and the lining allows for consistent heat retention. The unit is usually long and has a pre heat zone, a controlled zone and a cooling zone. There is a continuous moving bed and the insulation is either refractory tiles or quilt. The unit often sits on a support frame (which is not part of the furnace). Although the zones may be capable of being individually replaced or moved around because much of the refractory lining once fired to glaze over forms a single unit if the furnace were moved the lining would crack and require replacement, so although the furnace can be readily moved it is unusual for this to be undertaken in its original state, therefore Class 4 (d) applies
Referencing details	-
Cost information notes	Includes refractory linings
rateable element	Class 4 Table 4 Furnaces Note Class 4(d)
non rateable element	If Class 4(d) applies
Adjusted Plant and Machinery	Foundations, pits, walkways and ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Furnaces
CG Code	209H21
Specific	Heat Treatment
Descriptive	Continuous
Tech1	500 m3
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£3,885
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Heat Treatment Continuous Furnaces use heat to change the molecular composition of the metal. This treatment softens the metal and then it is cooled which hardens it again, this is controlled and adjusted depending on the desired end product. For the heating, temperatures can range between extremes of 420°C and 1800°C. The hot air is re-circulated within the furnace and the lining allows for consistent heat retention. The unit is usually long and has a pre heat zone, a controlled zone and a cooling zone. There is a continuous moving bed and the insulation is either refractory tiles or quilt. The unit often sits on a support frame (which is not part of the furnace). Although the zones may be capable of being individually replaced or moved around because much of the refractory lining once fired to glaze over forms a single unit if the furnace were moved the lining would crack and require replacement, so although the furnace can be readily moved it is unusual for this to be undertaken in its original state, therefore Class 4 (d) applies
Referencing details	-
Cost information notes	Includes refractory linings
rateable element	Class 4 Table 4 Furnaces Note Class 4(d)
non rateable element	If Class 4(d) applies
Adjusted Plant and Machinery	Foundations, pits, walkways and ducts
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Furnaces
CG Code	209V01
Specific	Hot Stoves
Descriptive	-
Tech1	-
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£1,350
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Hot Stoves look like a huge cigar case with a domed top and have a refractory lining. The stoves provide the hot blast air to Furnaces. The hot blast air is produced by passing cold blast air through the preheated 'stoves' and these heat the air to above 1000°C. Essentially, the stove is a vertical cylindrical steel shell lined with firebrick with the interior separated into two chambers: a combustion chamber, in which gases from the blast furnace and from other fuel sources such as the coking plant are burned, and a regenerative chamber filled with a checker work of refractory brick heated by the burned gas. The stove itself is heated by burning gas and combustion air within the chamber and the heat is then absorbed into the brickwork. This mode is called on-gas. When sufficient heat has been absorbed, the stove is put on-blast mode. At this point no combustion takes place but cold blast air is forced through the stove and absorbs the heat to become hot blast. This is then mixed with cold blast to bring it to the right temperature, and is then forced under pressure into the blast furnace (which causes the temperature to rise further). It is forced through pipes known as tyres and these are situated near its base. It is quite common to have three or four stoves, so that at any time one stove is on-blast while the others are on-gas or boxed. A boxed stove has been heated up to temperature and sealed, so that it is ready to go on-blast. If one stove is down for repair, it is possible to run on just two stoves instead
Referencing details	Cubic capacity
Cost information notes	Includes refractory linings.
rateable element	Class 4 Table 4 furnaces - stoves and ovens See Class 4(d)
non rateable element	-
Adjusted Plant and Machinery	Supporting steelwork
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Furnaces
CG Code	209K01
Specific	Kilns (Brick)
Descriptive	Tunnel Kiln
Tech1	4229m3 (Gross External Volume)
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£1,397
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tunnel kilns. In a tunnel kiln or continuous kiln the dried un-fired bricks are passed through the kiln for firing in a continuous cycle on a kiln car set on tracks. The kiln takes the form of a long brick or metal tunnel on a reinforced foundation, incorporating a rail track on which the cars conveying the ware are propelled through the tunnel. The cars first pass through a pre-heating area, then through a firing zone, and are gradually cooled before emerging at the far end. Loaded cars awaiting entry to the kilns are run onto tracks parallel to it and are conveyed to the entry point on transfer plates. The same system being employed at the exit from the kiln where the bricks are left to await unstacking. Kilns are fuelled by either gas, oil, or electricity. In some cases within the firing zone bricks are exposed to an open flame; whereas in others the flame is muffled by a special heat conducting wall. Kilns are thus referred to as open flame or muffled flame. Operating temperatures depend on the bricks being produced but a typical a modern Lingl type kiln can reach temperatures of 1060°C. The whole essence of a brickworks turns on the continued efficiency of the kilns and efforts are always being made to keep the proportion of badly fired product down to a minimum. Therefore care is usually taken to keep the kiln at peak efficiency at all times by periodic renewal and repair. Properly maintained, the life of a kiln is considerable.
Referencing details	External volume of the kiln. Construction details.
Cost information notes	Cost includes flues and ducting, refractory linings, rail track set in the floor of the kiln / dryer and foundations. Ducting to the kiln is included based on the kiln being in relatively close proximity to the drier. Where they are separated by large distances then additional ducting may be included but this is a disability and should be compensated for by allowances - net effect may be neutral.
rateable element	Class 4 Table 4 Kilns Note Class 4(d)
non rateable element	-
Adjusted Plant and Machinery	Other Class 4 items of plant for consideration as being rateable will include:- Rail tracks and transfer ways for kiln cars Weighbridge pits
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Furnaces
CG Code	209T01
Specific	Pre-heat
Descriptive	Batch
Tech1	250 m3
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£6,768
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	The process of pre-heating is to enable the whole item to be raised from cold up to white hot (1350°C) more quickly than in other type of furnace so that when it is introduced to a soaking pit it does not cause a major temperature drop. Billets (say 50cm x 50cm x 2m) are normally produced in this process The hot air is re-circulated within the furnace and it is lined with heavy refractory bricks to allow consistent heat retention. It is important to note that refractories, once fired, glaze over to form a single unit so that if the furnace was moved the lining would be compromised and require replacement. The brickwork is usually built up from a solid concrete base so it cannot be moved from one site and re erected in its original state on another (Class 4(d)). Consequently most sizes will be rateable. This type of furnace may have been erected on top of a steel plate that sits on a concrete foundation. If this is so the likelihood is that the furnace can be moved so if it is 400m3 or less then it would not be rateable
Referencing details	Note if it has a metal plate under; the volume; its function i.e. re-heat; type and age; type of refractory lining :- brick, ceramic, quilt
Cost information notes	-
rateable element	Class 4 Table 4 Furnaces Note Class 4(d)
non rateable element	if Class 4 (d) applies
Adjusted Plant and Machinery	Foundations, pits, walkways and ducts
Number of items adjusted	The item can typically be found on an industrial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description -

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Furnaces
CG Code	209T02
Specific	Pre-heat
Descriptive	Batch
Tech1	450m3
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£5,652
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	The process of pre-heating is to enable the whole item to be raised from cold up to white hot (1350°C) more quickly than in other type of furnace so that when it is introduced to a soaking pit it does not cause a major temperature drop. Billets (say 50cm x 50cm x 2m) are normally produced in this process The hot air is re-circulated within the furnace and it is lined with heavy refractory bricks to allow consistent heat retention. It is important to note that refractories, once fired, glaze over to form a single unit so that if the furnace was moved the lining would be compromised and require replacement. The brickwork is usually built up from a solid concrete base so it cannot be moved from one site and re erected in its original state on another (Class 4(d)). Consequently most sizes will be rateable. This type of furnace may have been erected on top of a steel plate that sits on a concrete foundation. If this is so the likelihood is that the furnace can be moved so if it is 400m3 or less then it would not be rateable
Referencing details	Note if it has a metal plate under; the volume; its function i.e. re-heat; type and age; type of refractory lining :- brick, ceramic, quilt
Cost information notes	-
rateable element	Class 4 Table 4 Furnaces Note Class 4(d)
non rateable element	if Class 4 (d) applies
Adjusted Plant and Machinery	Foundations, pits, walkways and ducts
Number of items adjusted	The item can typically be found on an industrial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description -

Photo notes -

Photo1

Photo2

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Generic Category	Furnaces
CG Code	209T03
Specific	Pre-heat
Descriptive	Batch
Tech1	600 m3
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£4,963
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	The process of pre-heating is to enable the whole item to be raised from cold up to white hot (1350°C) more quickly than in other type of furnace so that when it is introduced to a soaking pit it does not cause a major temperature drop. Billets (say 50cm x 50cm x 2m) are normally produced in this process The hot air is re-circulated within the furnace and it is lined with heavy refractory bricks to allow consistent heat retention. It is important to note that refractories, once fired, glaze over to form a single unit so that if the furnace was moved the lining would be compromised and require replacement. The brickwork is usually built up from a solid concrete base so it cannot be moved from one site and re erected in its original state on another (Class 4(d)). Consequently most sizes will be rateable. This type of furnace may have been erected on top of a steel plate that sits on a concrete foundation. If this is so the likelihood is that the furnace can be moved so if it is 400m3 or less then it would not be rateable
Referencing details	Note if it has a metal plate under; the volume; its function i.e. re-heat; type and age; type of refractory lining :- brick, ceramic, quilt
Cost information notes	-
rateable element	Class 4 Table 4 Furnaces Note Class 4(d)
non rateable element	if Class 4 (d) applies
Adjusted Plant and Machinery	Foundations, pits, walkways and ducts
Number of items adjusted	The item can typically be found on an industrial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description -

Photo notes -

Photo1

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Generic Category	Furnaces
CG Code	209T50
Specific	Pre-heat
Descriptive	Continuous
Tech1	350m3
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£8,358
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	The process of pre-heating is to enable the whole item to be raised from cold up to white hot (1350°C) more quickly than in other type of furnace so that when it is introduced to a soaking pit it does not cause a major temperature drop. Billets (say 50cm x 50cm x 2m) are normally produced in this process The hot air is re-circulated within the furnace and it is lined with heavy refractory bricks to allow consistent heat retention. It is important to note that refractories, once fired, glaze over to form a single unit so that if the furnace was moved the lining would be compromised and require replacement. The brickwork is usually built up from a solid concrete base so it cannot be moved from one site and re erected in its original state on another (Class 4(d)). Consequently most sizes will be rateable. This type of furnace may have been erected on top of a steel plate that sits on a concrete foundation. If this is so the likelihood is that the furnace can be moved so if it is 400m3 or less then it would not be rateable
Referencing details	Note if it has a metal plate under; the volume; its function i.e. re-heat; type and age; type of refractory lining :- brick, ceramic, quilt
Cost information notes	-
rateable element	Class 4 Table 4 Furnaces Note Class 4(d)
non rateable element	if Class 4 (d) applies
Adjusted Plant and Machinery	Foundations, pits, walkways and ducts
Number of items adjusted	The item can typically be found on an industrial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description -

Photo notes -

Photo1

Photo2

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Generic Category	Furnaces
CG Code	209T51
Specific	Pre-heat
Descriptive	Continuous
Tech1	500m3
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£6,830
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	The process of pre-heating is to enable the whole item to be raised from cold up to white hot (1350°C) more quickly than in other type of furnace so that when it is introduced to a soaking pit it does not cause a major temperature drop. Billets (say 50cm x 50cm x 2m) are normally produced in this process The hot air is re-circulated within the furnace and it is lined with heavy refractory bricks to allow consistent heat retention. It is important to note that refractories, once fired, glaze over to form a single unit so that if the furnace was moved the lining would be compromised and require replacement. The brickwork is usually built up from a solid concrete base so it cannot be moved from one site and re erected in its original state on another (Class 4(d)). Consequently most sizes will be rateable. This type of furnace may have been erected on top of a steel plate that sits on a concrete foundation. If this is so the likelihood is that the furnace can be moved so if it is 400m3 or less then it would not be rateable
Referencing details	Note if it has a metal plate under; the volume; its function i.e. re-heat; type and age; type of refractory lining :- brick, ceramic, quilt
Cost information notes	-
rateable element	Class 4 Table 4 Furnaces Note Class 4(d)
non rateable element	if Class 4 (d) applies
Adjusted Plant and Machinery	Foundations, pits, walkways and ducts
Number of items adjusted	The item can typically be found on an industrial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description -

Photo notes -

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Generic Category	Furnaces
CG Code	209R01
Specific	Re-heat
Descriptive	Batch
Tech1	2m x 4.5m x 6m length
Tech2	Volume 54m3
Unit size	-
Unit of measurement	m3
ERC	£13,885
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	This type of furnace heats blooms (ingots of steel) or part formed steel items that are taken in cold and heated in batches usually to a white heat (up to 1150°C) so that they can be worked (e.g. by rolling, squeezing, or drawing). This process either finishes the article or creates a product that is finished when cold (usually achieved by quenching in oil or water). This furnace usually has a single door that lifts upwards to allow full access to the furnace chamber. The process of re-heating is regulated to maintain the metal at a constant temperature to ensure that the product is cooked all the way through. Hot air is re-circulated within the furnace and it is lined with heavy refractory bricks to allow consistent heat retention, however, in other types ceramic tiles are used that when fired glaze over to form a solid lining but if the furnace were moved it would crack and require replacement. In older designs the brickwork is usually built up from a solid concrete base so the furnace cannot be moved from one site and re erected in its original state on another (Class 4(d)) and consequently most sizes will be rateable. In newer designs the furnace is erected on a steel plate that sits on a concrete foundation above the shop floor, these can be moved so if it is 400m3 or less it would not be rateable.
Referencing details	Note if it has a metal plate under; the volume; its function i.e. re-heat; type and age; type of refractory lining :- brick, ceramic, quilt
Cost information notes	-
rateable element	Class 4 Table 4 Furnaces Note Class 4(d)
non rateable element	If Class 4 (d) applies
Adjusted Plant and Machinery	Foundations, pits, walkways and ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical batch furnace
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Furnaces
CG Code	209R02
Specific	Re-heat
Descriptive	Batch
Tech1	3m x 7m x 10m length
Tech2	Volume 210m3
Unit size	-
Unit of measurement	m3
ERC	£6,767
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	This type of furnace heats blooms (ingots of steel) or part formed steel items that are taken in cold and heated in batches usually to a white heat (up to 1150°C) so that they can be worked (e.g. by rolling, squeezing, or drawing). This process either finishes the article or creates a product that is finished when cold (usually achieved by quenching in oil or water). This furnace usually has a single door that lifts upwards to allow full access to the furnace chamber. The process of re-heating is regulated to maintain the metal at a constant temperature to ensure that the product is cooked all the way through. Hot air is re-circulated within the furnace and it is lined with heavy refractory bricks to allow consistent heat retention, however, in other types ceramic tiles are used that when fired glaze over to form a solid lining but if the furnace were moved it would crack and require replacement. In older designs the brickwork is usually built up from a solid concrete base so the furnace cannot be moved from one site and re erected in its original state on another (Class 4(d)) and consequently most sizes will be rateable. In newer designs the furnace is erected on a steel plate that sits on a concrete foundation above the shop floor, these can be moved so if it is 400m3 or less it would not be rateable.
Referencing details	Note if it has a metal plate under; the volume; its function i.e. re-heat; type and age; type of refractory lining :- brick, ceramic, quilt
Cost information notes	-
rateable element	Class 4 Table 4 Furnaces Note Class 4(d)
non rateable element	If Class 4 (d) applies
Adjusted Plant and Machinery	Foundations, pits, walkways and ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical batch furnace
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Furnaces
CG Code	209R03
Specific	Re-heat
Descriptive	Batch
Tech1	6m x 5m x 20m length
Tech2	Volume 600m3
Unit size	-
Unit of measurement	m3
ERC	£4,963
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	This type of furnace heats blooms (ingots of steel) or part formed steel items that are taken in cold and heated in batches usually to a white heat (up to 1150°C) so that they can be worked (e.g. by rolling, squeezing, or drawing). This process either finishes the article or creates a product that is finished when cold (usually achieved by quenching in oil or water). This furnace usually has a single door that lifts upwards to allow full access to the furnace chamber. The process of re-heating is regulated to maintain the metal at a constant temperature to ensure that the product is cooked all the way through. Hot air is re-circulated within the furnace and it is lined with heavy refractory bricks to allow consistent heat retention, however, in other types ceramic tiles are used that when fired glaze over to form a solid lining but if the furnace were moved it would crack and require replacement. In older designs the brickwork is usually built up from a solid concrete base so the furnace cannot be moved from one site and re erected in its original state on another (Class 4(d)) and consequently most sizes will be rateable. In newer designs the furnace is erected on a steel plate that sits on a concrete foundation above the shop floor, these can be moved so if it is 400m3 or less it would not be rateable.
Referencing details	Note if it has a metal plate under; the volume; its function i.e. re-heat; type and age; type of refractory lining :- brick, ceramic, quilt
Cost information notes	-
rateable element	Class 4 Table 4 Furnaces Note Class 4(d)
non rateable element	if Class 4 (d) applies
Adjusted Plant and Machinery	Foundations, pits, walkways and ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical batch furnace
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Furnaces
CG Code	209R05
Specific	Re-heat
Descriptive	Continuous
Tech1	3m x 4.5m x 25m length
Tech2	Volume 337.5m3
Unit size	-
Unit of measurement	m3
ERC	£8,358
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	This type of furnace heats blooms (ingots of steel) or part formed steel items that are taken in cold and heated in batches usually to a white heat (up to 1150°C) so that they can be worked (e.g. by rolling, squeezing, or drawing). This process either finishes the article or creates a product that is finished when cold (usually achieved by quenching in oil or water). This furnace usually has a single door that lifts upwards to allow full access to the furnace chamber. The process of re-heating is regulated to maintain the metal at a constant temperature to ensure that the product is cooked all the way through. Hot air is re-circulated within the furnace and it is lined with heavy refractory bricks to allow consistent heat retention, however, in other types ceramic tiles are used that when fired glaze over to form a solid lining but if the furnace were moved it would crack and require replacement. In older designs the brickwork is usually built up from a solid concrete base so the furnace cannot be moved from one site and re erected in its original state on another (Class 4(d)) and consequently most sizes will be rateable. In newer designs the furnace is erected on a steel plate that sits on a concrete foundation above the shop floor, these can be moved so if it is 400m3 or less it would not be rateable.
Referencing details	Note if it has a metal plate under; the volume; its function i.e. re-heat; type and age; type of refractory lining :- brick, ceramic, quilt
Cost information notes	-
rateable element	Class 4 Table 4 Furnaces Note Class 4(d)
non rateable element	if Class 4 (d) applies
Adjusted Plant and Machinery	Foundations, pits, walkways and ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Furnaces
CG Code	209R06
Specific	Re-heat
Descriptive	Continuous
Tech1	4.5m x 10m x 10m length
Tech2	Volume 450m3
Unit size	-
Unit of measurement	m3
ERC	£6,830
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	This type of furnace heats blooms (ingots of steel) or part formed steel items that are taken in cold and heated in batches usually to a white heat (up to 1150°C) so that they can be worked (e.g. by rolling, squeezing, or drawing). This process either finishes the article or creates a product that is finished when cold (usually achieved by quenching in oil or water). This furnace usually has a single door that lifts upwards to allow full access to the furnace chamber. The process of re-heating is regulated to maintain the metal at a constant temperature to ensure that the product is cooked all the way through. Hot air is re-circulated within the furnace and it is lined with heavy refractory bricks to allow consistent heat retention, however, in other types ceramic tiles are used that when fired glaze over to form a solid lining but if the furnace were moved it would crack and require replacement. In older designs the brickwork is usually built up from a solid concrete base so the furnace cannot be moved from one site and re erected in its original state on another (Class 4(d)) and consequently most sizes will be rateable. In newer designs the furnace is erected on a steel plate that sits on a concrete foundation above the shop floor, these can be moved so if it is 400m3 or less it would not be rateable.
Referencing details	Note if it has a metal plate under; the volume; its function i.e. re-heat; type and age; type of refractory lining :- brick, ceramic, quilt
Cost information notes	-
rateable element	Class 4 Table 4 Furnaces Note Class 4(d)
non rateable element	if Class 4 (d) applies
Adjusted Plant and Machinery	Foundations, pits, walkways and ducts
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Furnaces
CG Code	209I05
Specific	Upshot Heaters
Descriptive	over 500m3
Tech1	-
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£3,472
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Upshot Heaters are used in the chemical and petro-chemical industry to heat crude oils to gaseous forms in order that fractions (e.g. diesel petrol) may be taken off in the adjacent fractionation column. The unit includes a chimney and temperatures may reach up to 850°C. The fuel used is often the gaseous waste products from the process being undertaken. The heating chambers are usually heat resistant ceramic lined. The oil is passed through pipes that are laid in the firebox. The upshot heaters are usually cylindrical and made of carbon steel. They are usually over 400m3 but those under 400m3 may be difficult to fulfil the requirements of Class 4 (d) and thus would be rateable.
Referencing details	Rectangular heaters can also be found :- measure externally the main unit but do not include the void area below the heater. Note diameter and height of the chimney. Note structural steel support details under the heater
Cost information notes	Includes refractory linings, chimneystack. Add separately for foundations and supporting base steelwork. Note that because the cost information provided is in bands a breakpoint volume is provided for use when interpolating the cost so if the volume is above the breakpoint within the band then interpolate rate between the cost of this band and the next size up
rateable element	Class 4 Table 4 stoves and ovens See Class 4(d)
non rateable element	If Class 4(d) applies
Adjusted Plant and Machinery	Foundations, pits, walkways and ducts
Number of items adjusted	The item can typically be found on an industrial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo of upshot heater
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Furnaces
CG Code	209I01
Specific	Upshot Heaters
Descriptive	300m3 - 349m3
Tech1	Break Point 318m3
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£4,135
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Upshot Heaters are used in the chemical and petro-chemical industry to heat crude oils to gaseous forms in order that fractions (e.g. diesel petrol) may be taken off in the adjacent fractionation column. The unit includes a chimney and temperatures may reach up to 850°C. The fuel used is often the gaseous waste products from the process being undertaken. The heating chambers are usually heat resistant ceramic lined. The oil is passed through pipes that are laid in the firebox. The upshot heaters are usually cylindrical and made of carbon steel. They are usually over 400m3 but those under 400m3 may be difficult to fulfil the requirements of Class 4 (d) and thus would be rateable.
Referencing details	Rectangular heaters can also be found :- measure externally the main unit but do not include the void area below the heater. Note diameter and height of the chimney. Note structural steel support details under the heater
Cost information notes	Includes refractory linings, chimneystack. Add separately for foundations and supporting base steelwork. Note that because the cost information provided is in bands a breakpoint volume is provided for use when interpolating the cost so if the volume is above the breakpoint within the band then interpolate rate between the cost of this band and the next size up
rateable element	Class 4 Table 4 stoves and ovens See Class 4(d)
non rateable element	If Class 4(d) applies
Adjusted Plant and Machinery	Foundations, pits, walkways and ducts
Number of items adjusted	The item can typically be found on an industrial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo of upshot heater
Photo notes	-
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Generic Category	Furnaces
CG Code	209I02
Specific	Upshot Heaters
Descriptive	350m3 - 399m3
Tech1	Break Point 380m3
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£3,885
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Upshot Heaters are used in the chemical and petro-chemical industry to heat crude oils to gaseous forms in order that fractions (e.g. diesel petrol) may be taken off in the adjacent fractionation column. The unit includes a chimney and temperatures may reach up to 850°C. The fuel used is often the gaseous waste products from the process being undertaken. The heating chambers are usually heat resistant ceramic lined. The oil is passed through pipes that are laid in the firebox. The upshot heaters are usually cylindrical and made of carbon steel. They are usually over 400m3 but those under 400m3 may be difficult to fulfil the requirements of Class 4 (d) and thus would be rateable.
Referencing details	Rectangular heaters can also be found :- measure externally the main unit but do not include the void area below the heater. Note diameter and height of the chimney. Note structural steel support details under the heater
Cost information notes	Includes refractory linings, chimneystack. Add separately for foundations and supporting base steelwork. Note that because the cost information provided is in bands a breakpoint volume is provided for use when interpolating the cost so if the volume is above the breakpoint within the band then interpolate rate between the cost of this band and the next size up
rateable element	Class 4 Table 4 stoves and ovens See Class 4(d)
non rateable element	If Class 4(d) applies
Adjusted Plant and Machinery	Foundations, pits, walkways and ducts
Number of items adjusted	The item can typically be found on an industrial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo of upshot heater
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Furnaces
CG Code	209I03
Specific	Upshot Heaters
Descriptive	400m3 - 449m3
Tech1	Break Point 442m3
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£3,647
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Upshot Heaters are used in the chemical and petro-chemical industry to heat crude oils to gaseous forms in order that fractions (e.g. diesel petrol) may be taken off in the adjacent fractionation column. The unit includes a chimney and temperatures may reach up to 850°C. The fuel used is often the gaseous waste products from the process being undertaken. The heating chambers are usually heat resistant ceramic lined. The oil is passed through pipes that are laid in the firebox. The upshot heaters are usually cylindrical and made of carbon steel. They are usually over 400m3 but those under 400m3 may be difficult to fulfil the requirements of Class 4 (d) and thus would be rateable.
Referencing details	Rectangular heaters can also be found :- measure externally the main unit but do not include the void area below the heater. Note diameter and height of the chimney. Note structural steel support details under the heater
Cost information notes	Includes refractory linings, chimneystack. Add separately for foundations and supporting base steelwork. Note that because the cost information provided is in bands a breakpoint volume is provided for use when interpolating the cost so if the volume is above the breakpoint within the band then interpolate rate between the cost of this band and the next size up
rateable element	Class 4 Table 4 stoves and ovens See Class 4(d)
non rateable element	If Class 4(d) applies
Adjusted Plant and Machinery	Foundations, pits, walkways and ducts
Number of items adjusted	The item can typically be found on an industrial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo of upshot heater
Photo notes	-
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Photo2	

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Generic Category	Furnaces
CG Code	209I04
Specific	Upshot Heaters
Descriptive	450m3 - 500m3
Tech1	Break Point 482m3
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£3,522
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Upshot Heaters are used in the chemical and petro-chemical industry to heat crude oils to gaseous forms in order that fractions (e.g. diesel petrol) may be taken off in the adjacent fractionation column. The unit includes a chimney and temperatures may reach up to 850°C. The fuel used is often the gaseous waste products from the process being undertaken. The heating chambers are usually heat resistant ceramic lined. The oil is passed through pipes that are laid in the firebox. The upshot heaters are usually cylindrical and made of carbon steel. They are usually over 400m3 but those under 400m3 may be difficult to fulfil the requirements of Class 4 (d) and thus would be rateable.
Referencing details	Rectangular heaters can also be found :- measure externally the main unit but do not include the void area below the heater. Note diameter and height of the chimney. Note structural steel support details under the heater
Cost information notes	Includes refractory linings, chimneystack. Add separately for foundations and supporting base steelwork. Note that because the cost information provided is in bands a breakpoint volume is provided for use when interpolating the cost so if the volume is above the breakpoint within the band then interpolate rate between the cost of this band and the next size up
rateable element	Class 4 Table 4 stoves and ovens See Class 4(d)
non rateable element	If Class 4(d) applies
Adjusted Plant and Machinery	Foundations, pits, walkways and ducts
Number of items adjusted	The item can typically be found on an industrial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo of upshot heater
Photo notes	-
Photo1	
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Generic Category	Game Houses
CG Code	61G04A
Specific	Brooder House
Descriptive	Typically basic timber framed shed construction, timber floors, with felt roof coverings. May have a night shelter attached.
Tech1	Basic Timber Shed Construction
Tech2	2.4m x 2.4m
Unit size	-
Unit of measurement	m2
ERC	£166
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Brooder houses used for commercial rearing of poultry and game, i.e. pheasants etc. including smaller units used for country and game shooting hobbies.Typically timber framed shed construction, timber floors, with felt roof coverings. May have a night shelter attached. Commercial Brooder Houses vary in size and may also contain underfloor heating, heat lamps, fan ventilation and automatic waterers and feeders.
Referencing details	See Rating Manual Section 5a: Valuation of all property classes: Game farms and hatcheries
Cost information notes	Cost based on brooder houses mainly supplied for country and game pursuits and not relevant to Commercial Rearing
rateable element	See Rating Manual Section 5a: Valuation of all property classes: Game farms and hatcheries
non rateable element	See Rating Manual Section 5a: Valuation of all property classes: Game farms and hatcheries
Adjusted Plant and Machinery	Check for under floor heating, automatic water and feeders, heat lamps, fan ventilation.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Game Houses
CG Code	61G05A
Specific	Brooder House
Descriptive	Typically basic timber framed shed construction, timber floors, with felt roof coverings. May have a night shelter attached.
Tech1	Basic Timber Shed Construction
Tech2	3.2m x 3.2m
Unit size	-
Unit of measurement	m2
ERC	£135
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Brooder houses used for commercial rearing of poultry and game, i.e. pheasants etc. including smaller units used for country and game shooting hobbies.Typically timber framed shed construction, timber floors, with felt roof coverings. May have a night shelter attached. Commercial Brooder Houses vary in size and may also contain underfloor heating, heat lamps, fan ventilation and automatic waterers and feeders.
Referencing details	See Rating Manual Section 5a: Valuation of all property classes: Game farms and hatcheries
Cost information notes	Cost based on brooder houses mainly supplied for country and game pursuits and not relevant to Commercial Rearing
rateable element	See Rating Manual Section 5a: Valuation of all property classes: Game farms and hatcheries
non rateable element	See Rating Manual Section 5a: Valuation of all property classes: Game farms and hatcheries
Adjusted Plant and Machinery	Check for under floor heating, automatic water and feeders, heat lamps, fan ventilation.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Game Houses
CG Code	61G06A
Specific	Night Shelter
Descriptive	Typically basic timber framed shed construction, timber floors, with felt roof coverings. May be attached to a Brooder House.
Tech1	Basic Timber Shed Construction
Tech2	2.4m x 2.4m
Unit size	-
Unit of measurement	m2
ERC	£84
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Night shelters used for commercial rearing of poultry and game, i.e. pheasants etc. including smaller units used for country and game shooting hobbies.Typically timber framed shed construction, timber floors, with felt roof coverings. May be attached to a brooder house. Commercial Brooder Houses vary in size and may also contain underfloor heating, heat lamps, fan ventilation and automatic waterers, feeders and poop holes.
Referencing details	See Rating Manual Section 5a: Valuation of all property classes: Game farms and hatcheries
Cost information notes	Cost based on night shelters mainly supplied for country and game pursuits and not relevant to Commercial Rearing
rateable element	See Rating Manual Section 5a: Valuation of all property classes: Game farms and hatcheries
non rateable element	See Rating Manual Section 5a: Valuation of all property classes: Game farms and hatcheries
Adjusted Plant and Machinery	Check for under floor heating, automatic water and feeders, heat lamps, fan ventilation.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

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Generic Category	Game Houses
CG Code	61G07A
Specific	Night Shelter
Descriptive	Typically basic timber framed shed construction, timber floors, with felt roof coverings. May be attached to a Brooder House.
Tech1	Basic Timber Shed Construction
Tech2	3.2m x 3.2m
Unit size	-
Unit of measurement	m2
ERC	£61
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Night shelters used for commercial rearing of poultry and game, i.e. pheasants etc. including smaller units used for country and game shooting hobbies.Typically timber framed shed construction, timber floors, with felt roof coverings. May be attached to a brooder house. Commercial Brooder Houses vary in size and may also contain underfloor heating, heat lamps, fan ventilation and automatic waterers, feeders and poop holes.
Referencing details	See Rating Manual Section 5a: Valuation of all property classes: Game farms and hatcheries
Cost information notes	Cost based on night shelters mainly supplied for country and game pursuits and not relevant to Commercial Rearing
rateable element	See Rating Manual Section 5a: Valuation of all property classes: Game farms and hatcheries
non rateable element	See Rating Manual Section 5a: Valuation of all property classes: Game farms and hatcheries
Adjusted Plant and Machinery	Check for under floor heating, automatic water and feeders, heat lamps, fan ventilation.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Game Houses
CG Code	61G09A
Specific	Over Wintering / Breeding Pens
Descriptive	Basic Timber Framed Construction with mesh infil panels.
Tech1	1.8x1.8m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£97
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Galvanised mild steel weldmesh construction on a timber frame, earth floor and part mesh roof. Generally used for Pheasants.
Referencing details	See Rating Manual Section 5a: Valuation of all property classes: Game farms and hatcheries
Cost information notes	Cost based on Over Wintering/Breeding Pens mainly supplied for country and game pursuits and not relevant to Commercial Rearing
rateable element	See Rating Manual Section 5a: Valuation of all property classes: Game farms and hatcheries
non rateable element	See Rating Manual Section 5a: Valuation of all property classes: Game farms and hatcheries
Adjusted Plant and Machinery	Check for under floor heating, automatic water and feeders, heat lamps, fan ventilation.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Game Houses
CG Code	61G03A
Specific	Rearing House
Descriptive	Typically basic timber framed shed construction, timber floors, with felt roof coverings. May have a night shelter attached.
Tech1	Basic Timber Shed Construction
Tech2	6m x 12m
Unit size	-
Unit of measurement	m2
ERC	£85
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Rearing houses used for commercial rearing of poultry and game, i.e. pheasants etc. including smaller units used for country and game shooting hobbies.Typically timber framed shed construction, timber floors, with felt roof coverings. May have a night shelter attached. Commercial Rearing Houses vary in size and may also contain underfloor heating, heat lamps, fan ventilation and automatic waterers and feeders.
Referencing details	See Rating Manual Section 5a: Valuation of all property classes: Game farms and hatcheries
Cost information notes	Cost based on rearing houses mainly supplied for country and game pursuits and not relevant to Commercial Rearing.
rateable element	See Rating Manual Section 5a: Valuation of all property classes: Game farms and hatcheries
non rateable element	See Rating Manual Section 5a: Valuation of all property classes: Game farms and hatcheries
Adjusted Plant and Machinery	Check for under floor heating, automatic water and feeders, heat lamps, fan ventilation.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

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Generic Category	Game Houses
CG Code	61G02A
Specific	Rearing House
Descriptive	Typically basic timber framed shed construction, timber floors, with felt roof coverings. May have a night shelter attached.
Tech1	Basic Timber Shed Construction
Tech2	6m x 6m
Unit size	-
Unit of measurement	m2
ERC	£101
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Rearing houses used for commercial rearing of poultry and game, i.e. pheasants etc. including smaller units used for country and game shooting hobbies.Typically timber framed shed construction, timber floors, with felt roof coverings. May have a night shelter attached. Rearing Houses vary in size and may also contain underfloor heating, heat lamps, fan ventilation and automatic waterers and feeders.
Referencing details	See Rating Manual Section 5a: Valuation of all property classes: Game farms and hatcheries
Cost information notes	Cost based on rearing houses mainly supplied for country and game pursuits and not relevant to Commercial Rearing.
rateable element	See Rating Manual Section 5a: Valuation of all property classes: Game farms and hatcheries
non rateable element	See Rating Manual Section 5a: Valuation of all property classes: Game farms and hatcheries
Adjusted Plant and Machinery	Check for under floor heating, automatic water and feeders, heat lamps, fan ventilation.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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The picture can't be displayed.

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Generic Category	Game Houses
CG Code	61G08A
Specific	Rearing Pens
Descriptive	Typically basic timber framework of top rail and post with bottom boards at ground level, frame clad with galvanised mesh, no roof or floor.
Tech1	480m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£4
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Rearing pens used for commercial rearing of poultry and game, i.e. pheasants, partridge etc. including smaller units used for country and game shooting hobbies.Typically basic timber framework of toprail and post with bottom boards at ground level, frame clad with galvanised mesh, no roof or floor. Commercial Rearing pens vary in size.
Referencing details	See Rating Manual Section 5a: Valuation of all property classes: Game farms and hatcheries
Cost information notes	Cost based on rearing pens mainly supplied for country and game pursuits and not relevant to Commercial Rearing.
rateable element	See Rating Manual Section 5a: Valuation of all property classes: Game farms and hatcheries
non rateable element	See Rating Manual Section 5a: Valuation of all property classes: Game farms and hatcheries
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Game Houses
CG Code	61G01A
Specific	Rearing Pens
Descriptive	Steel framed game pens with mesh covering to sides and top usually attached to rearing houses.
Tech1	Covered
Tech2	4.8m x 2.3m
Unit size	-
Unit of measurement	m2
ERC	£75
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	25mm box steel frame to form two pens 4.8m x 2.3m; each half having it's own pen. The side and end frames have a 600mm high steel panel with rigid plastic netting above, preventing strong winds and draughts at low level. Chicks enter by means of a trap door from an adjoining Rearing house. Commercial Rearing pens vary in size.
Referencing details	See Rating Manual Section 5a: Valuation of all property classes: Game farms and hatcheries
Cost information notes	Cost based on rearing pens mainly supplied for country and game pursuits and not relevant to Commercial Rearing
rateable element	See Rating Manual Section 5a: Valuation of all property classes: Game farms and hatcheries
non rateable element	See Rating Manual Section 5a: Valuation of all property classes: Game farms and hatcheries
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Garage
CG Code	42S10L
Specific	Concrete Sectional
Descriptive	Double
Tech1	5.6 x 5.8m
Tech2	includes Base
Unit size	-
Unit of measurement	Each
ERC	£9,713
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Prefabricated garage in sections with mono pitched roof. Post and panel walls. Single up and over door or double bay units. Single size = 2.5m x 5.6m Double size = 5.6m x 5.8m
Referencing details	Measure Area to GEA
Cost information notes	Cost include normal base slab Cost exclude external gutters, side doors, electrics or water supply.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Garage
CG Code	42S10K
Specific	Concrete Sectional
Descriptive	Single
Tech1	2.5 - 5.63m
Tech2	includes Base
Unit size	-
Unit of measurement	Each
ERC	£4,165
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Prefabricated garage in sections with mono pitched roof. Post and panel walls. Single up and over door or double bay units. Single size = 2.5m x 5.6m Double size = 5.6m x 5.8m
Referencing details	Measure Area to GEA
Cost information notes	Cost include normal base slab Cost exclude external gutters, side doors, electrics or water supply.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Garages in Industrial Complexes
CG Code	42S10A
Specific	Non domestic
Descriptive	Two or more bays - Brick walls
Tech1	Less than 250m2
Tech2	includes Base
Unit size	-
Unit of measurement	m2
ERC	£622
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Brick built (single skin with piers) garage with more than one bay, concrete floor slab, windows in rear wall with security grillage, sliding folding shutter doors, basic lighting and power, concrete flat roof with asphalt or felt covering laid to falls or low pitched corrugated sheeting. No heating or water supplies.
Referencing details	Measure Area to GEA
Cost information notes	Garage block up to 250m2
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Garages in Industrial Complexes
CG Code	42S10M
Specific	Roller shutter door
Descriptive	Galvanised Steel roller shutter doors, manual operation, not painted, uninsulated
Tech1	4m x 4.2m
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£2,924
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Galvanised steel non painted roller shutter door, non painted manualy operated. Externaly fitted with face fix guides fixing on left or right side. Top reveal box lath type 75mm solid, no vision panel curtain box and guides in galvansied steel.
Referencing details	Measure height & width
Cost information notes	Cost includes fitting but not delivery
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Gas cleaning
CG Code	210A01
Specific	Bag filters
Descriptive	Heavy duty - 10 compartments - 200 bags each
Tech1	Filter house 5,400m³
Tech2	Inc hoppers and steel support
Unit size	-
Unit of measurement	m3
ERC	£296
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Bag Filters - In operation this item of plant resembles a vacuum cleaner as dirty air is taken through material filters to remove fine particles of dust. Large versions of this item can be found in Steelworks, Cement works or Mineral extraction locations but smaller versions are now found in numerous industries where dirty air requires the removing of particles. In many cases, where specific machinery produces a very dirty air, a hood is installed over the machine to specifically remove the polluted air. In other cases a hood in the roof of the building takes the dirty air from the building. The Bag filter fans produces a negative pressure in the hood and the dirty air is sucked via ducts to the main plant. The air is then sucked upwards through fine nylon bags and released to the atmosphere. For an electric arc furnace of 100 tonnes there would be some 2000 bags. The bags are situated in sections and they can be isolated and shaken and a reversed pressure can be introduced enabling the dust to fall to the bottom of the bag into a hopper. From here the dust is placed into bags via a conveyor system. The Bag Filter is usually situated on a steel support frame, there are steel hoppers under the bags and the whole plant sits on a concrete base.
Referencing details	Calculate external cubic volume of the item - note details of supports and foundations (to be costed separately).
Cost information notes	The Class 4 Table 4 rateable element (structural parts only) amount to 48% of the total cost.
rateable element	In Class 1 = the entirety of the item. In Class 2 = unlikely to be rateable. In Class 3 = not rateable. In Class 4 = rateable to the extent of structural parts, if cubic capacity measured externally is 400 cubic metres or more, or if the item is not readily capable of being re-erected elsewhere per the Class 4 (d) proviso.
non rateable element	-
Adjusted Plant and Machinery	Ducts, flues, settings , supports, foundations, walkways and platforms.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Heavy duty. Photo 2 - Lighter duty bag filter. Photo 3 - Lighter duty bag filter (may be below 400m³)
Photo notes	Photo 2 - Most systems have two main chambers for full reverse flow. Note: This is a single unit that operates as one. It is the total volume that is required of both parts of the bag filter in order to determine its overall size.
Photo1	

Photo2

Photo3

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Generic Category	Gas cleaning
CG Code	210A02
Specific	Bag filters
Descriptive	Lighter duty
Tech1	Filter house 750m³
Tech2	Inc hoppers and steel support
Unit size	-
Unit of measurement	m3
ERC	£289
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Bag Filters - In operation this item of plant resembles a vacuum cleaner as dirty air is taken through material filters to remove fine particles of dust. Large versions of this item can be found in Steelworks, Cement works or Mineral extraction locations but smaller versions are now found in numerous industries where dirty air requires the removing of particles. In many cases, where specific machinery produces a very dirty air, a hood is installed over the machine to specifically remove the polluted air. In other cases a hood in the roof of the building takes the dirty air from the building. The Bag filter fans produces a negative pressure in the hood and the dirty air is sucked via ducts to the main plant. The air is then sucked upwards through fine nylon bags and released to the atmosphere. For an electric arc furnace of 100 tonnes there would be some 2000 bags. The bags are situated in sections and they can be isolated and shaken and a reversed pressure can be introduced enabling the dust to fall to the bottom of the bag into a hopper. From here the dust is placed into bags via a conveyor system. The Bag Filter is usually situated on a steel support frame, there are steel hoppers under the bags and the whole plant sits on a concrete base.
Referencing details	Calculate external cubic volume of the item - note details of supports and foundations (to be costed separately).
Cost information notes	The Class 4 Table 4 rateable element (structural parts only) amount to 48% of the total cost.
rateable element	In Class 1 = the entirety of the item. In Class 2 = unlikely to be rateable. In Class 3 = not rateable. In Class 4 = rateable to the extent of structural parts, if cubic capacity measured externally is 400 cubic metres or more, or if the item is not readily capable of being re-erected elsewhere per the Class 4 (d) proviso.
non rateable element	-
Adjusted Plant and Machinery	Ducts, flues, settings , supports, foundations, walkways and platforms.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Heavy duty. Photo 2 - Lighter duty bag filter. Photo 3 - Lighter duty bag filter (may be below 400m³)
Photo notes	Photo 2 - Most systems have two main chambers for full reverse flow. Note: This is a single unit that operates as one. It is the total volume that is required of both parts of the bag filter in order to determine its overall size.
Photo1	

Photo2

Photo3

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Generic Category	Gas cleaning
CG Code	210A03
Specific	Bag filters
Descriptive	Lighter duty
Tech1	Filter house 2,000m³
Tech2	Inc hoppers and steel support
Unit size	-
Unit of measurement	m3
ERC	£282
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Bag Filters - In operation this item of plant resembles a vacuum cleaner as dirty air is taken through material filters to remove fine particles of dust. Large versions of this item can be found in Steelworks, Cement works or Mineral extraction locations but smaller versions are now found in numerous industries where dirty air requires the removing of particles. In many cases, where specific machinery produces a very dirty air, a hood is installed over the machine to specifically remove the polluted air. In other cases a hood in the roof of the building takes the dirty air from the building. The Bag filter fans produces a negative pressure in the hood and the dirty air is sucked via ducts to the main plant. The air is then sucked upwards through fine nylon bags and released to the atmosphere. For an electric arc furnace of 100 tonnes there would be some 2000 bags. The bags are situated in sections and they can be isolated and shaken and a reversed pressure can be introduced enabling the dust to fall to the bottom of the bag into a hopper. From here the dust is placed into bags via a conveyor system. The Bag Filter is usually situated on a steel support frame, there are steel hoppers under the bags and the whole plant sits on a concrete base.
Referencing details	Calculate external cubic volume of the item - note details of supports and foundations (to be costed separately).
Cost information notes	The Class 4 Table 4 rateable element (structural parts only) amount to 48% of the total cost.
rateable element	In Class 1 = the entirety of the item. In Class 2 = unlikely to be rateable. In Class 3 = not rateable. In Class 4 = rateable to the extent of structural parts, if cubic capacity measured externally is 400 cubic metres or more, or if the item is not readily capable of being re-erected elsewhere per the Class 4 (d) proviso.
non rateable element	-
Adjusted Plant and Machinery	Ducts, flues, settings , supports, foundations, walkways and platforms.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Heavy duty. Photo 2 - Lighter duty bag filter. Photo 3 - Lighter duty bag filter (may be below 400m³)
Photo notes	Photo 2 - Most systems have two main chambers for full reverse flow. Note: This is a single unit that operates as one. It is the total volume that is required of both parts of the bag filter in order to determine its overall size.
Photo1	

Photo2

Photo3

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Generic Category	Gas cleaning
CG Code	210C06
Specific	Dry electrostatic precipitators
Descriptive	Cement industry
Tech1	Gas Cleaned Volume
Tech2	50,000m³ per hour
Unit size	Each
Unit of measurement	m3
ERC	£12
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	The precipitator uses electrical charge to remove dust particles from dusty air / gas.
Referencing details	Ascertain the external volume of the item. Note details of supports and foundations (to be costed separately)
Cost information notes	The main considerations are the volume of gas being cleaned, its temperature and its chemical composition.
rateable element	In Class 1 = the entirety of the item. In Class 2 = unlikely to be rateable. In Class 3 = not rateable. In Class 4 = rateable to the extent of structural parts, if cubic capacity measured externally is 400 cubic metres or more, or if the item is not readily capable of being re-erected elsewhere per the Class 4 (d) proviso.
non rateable element	-
Adjusted Plant and Machinery	Ducts, flues, walkways
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description 1. Diagram of typical precipitator 2. Typical large precipitator 3. Typical large precipitator

Photo notes -

Photo1

Photo2

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Generic Category	Gas cleaning
CG Code	210C07
Specific	Dry electrostatic precipitators
Descriptive	Cement industry
Tech1	Gas Cleaned Volume
Tech2	100,000m³ per hour
Unit size	Each
Unit of measurement	m3
ERC	£10
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	The precipitator uses electrical charge to remove dust particles from dusty air / gas.
Referencing details	Ascertain the external volume of the item. Note details of supports and foundations (to be costed separately)
Cost information notes	The main considerations are the volume of gas being cleaned, its temperature and its chemical composition.
rateable element	In Class 1 = the entirety of the item. In Class 2 = unlikely to be rateable. In Class 3 = not rateable. In Class 4 = rateable to the extent of structural parts, if cubic capacity measured externally is 400 cubic metres or more, or if the item is not readily capable of being re-erected elsewhere per the Class 4 (d) proviso.
non rateable element	-
Adjusted Plant and Machinery	Ducts, flues, walkways
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description 1. Diagram of typical precipitator 2. Typical large precipitator 3. Typical large precipitator

Photo notes -

Photo1

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Generic Category	Gas cleaning
CG Code	210C08
Specific	Dry electrostatic precipitators
Descriptive	Cement industry
Tech1	Gas Cleaned Volume
Tech2	200,000m³ per hour
Unit size	Each
Unit of measurement	m3
ERC	£10
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	The precipitator uses electrical charge to remove dust particles from dusty air / gas.
Referencing details	Ascertain the external volume of the item. Note details of supports and foundations (to be costed separately)
Cost information notes	The main considerations are the volume of gas being cleaned, its temperature and its chemical composition.
rateable element	In Class 1 = the entirety of the item. In Class 2 = unlikely to be rateable. In Class 3 = not rateable. In Class 4 = rateable to the extent of structural parts, if cubic capacity measured externally is 400 cubic metres or more, or if the item is not readily capable of being re-erected elsewhere per the Class 4 (d) proviso.
non rateable element	-
Adjusted Plant and Machinery	Ducts, flues, walkways
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description 1. Diagram of typical precipitator 2. Typical large precipitator 3. Typical large precipitator

Photo notes -

Photo1

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Generic Category	Gas cleaning
CG Code	210C09
Specific	Dry electrostatic precipitators
Descriptive	Cement industry
Tech1	Gas Cleaned Volume
Tech2	300,000m³ per hour
Unit size	Each
Unit of measurement	m3
ERC	£9
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	The precipitator uses electrical charge to remove dust particles from dusty air / gas.
Referencing details	Ascertain the external volume of the item. Note details of supports and foundations (to be costed separately)
Cost information notes	The main considerations are the volume of gas being cleaned, its temperature and its chemical composition.
rateable element	In Class 1 = the entirety of the item. In Class 2 = unlikely to be rateable. In Class 3 = not rateable. In Class 4 = rateable to the extent of structural parts, if cubic capacity measured externally is 400 cubic metres or more, or if the item is not readily capable of being re-erected elsewhere per the Class 4 (d) proviso.
non rateable element	-
Adjusted Plant and Machinery	Ducts, flues, walkways
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description 1. Diagram of typical precipitator 2. Typical large precipitator 3. Typical large precipitator

Photo notes -

Photo1

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Generic Category	Gas cleaning
CG Code	210C10
Specific	Dry electrostatic precipitators
Descriptive	Cement industry
Tech1	Gas Cleaned Volume
Tech2	400,000m³ per hour
Unit size	Each
Unit of measurement	m3
ERC	£8
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	The precipitator uses electrical charge to remove dust particles from dusty air / gas.
Referencing details	Ascertain the external volume of the item. Note details of supports and foundations (to be costed separately)
Cost information notes	The main considerations are the volume of gas being cleaned, its temperature and its chemical composition.
rateable element	In Class 1 = the entirety of the item. In Class 2 = unlikely to be rateable. In Class 3 = not rateable. In Class 4 = rateable to the extent of structural parts, if cubic capacity measured externally is 400 cubic metres or more, or if the item is not readily capable of being re-erected elsewhere per the Class 4 (d) proviso.
non rateable element	-
Adjusted Plant and Machinery	Ducts, flues, walkways
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description 1. Diagram of typical precipitator 2. Typical large precipitator 3. Typical large precipitator

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Gas cleaning
CG Code	210C11
Specific	Dry electrostatic precipitators
Descriptive	Cement industry
Tech1	Gas Cleaned Volume
Tech2	500,000m³ per hour
Unit size	Each
Unit of measurement	m3
ERC	£7
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	The precipitator uses electrical charge to remove dust particles from dusty air / gas.
Referencing details	Ascertain the external volume of the item. Note details of supports and foundations (to be costed separately)
Cost information notes	The main considerations are the volume of gas being cleaned, its temperature and its chemical composition.
rateable element	In Class 1 = the entirety of the item. In Class 2 = unlikely to be rateable. In Class 3 = not rateable. In Class 4 = rateable to the extent of structural parts, if cubic capacity measured externally is 400 cubic metres or more, or if the item is not readily capable of being re-erected elsewhere per the Class 4 (d) proviso.
non rateable element	-
Adjusted Plant and Machinery	Ducts, flues, walkways
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description 1. Diagram of typical precipitator 2. Typical large precipitator 3. Typical large precipitator

Photo notes -

Photo1

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Photo3

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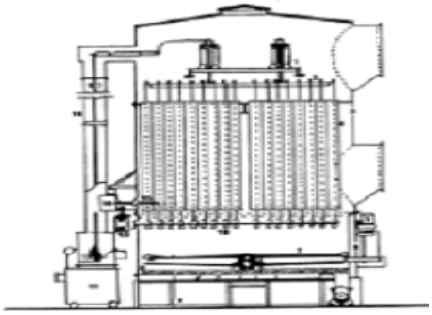
Generic Category	Gas cleaning
CG Code	210C01
Specific	Dry electrostatic precipitators
Descriptive	General application
Tech1	Temperature 400°C - Volume 285Am³ per second
Tech2	Efficiency 99%
Unit size	Each
Unit of measurement	m3
ERC	£7
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	The precipitator uses electrical charge to remove dust particles from dusty air / gas.
Referencing details	Ascertain the external volume of the item. Note details of supports and foundations (to be costed separately)
Cost information notes	The main considerations are the volume of gas being cleaned, its temperature and its chemical composition.
rateable element	In Class 1 = the entirety of the item. In Class 2 = unlikely to be rateable. In Class 3 = not rateable. In Class 4 = rateable to the extent of structural parts, if cubic capacity measured externally is 400 cubic metres or more, or if the item is not readily capable of being re-erected elsewhere per the Class 4 (d) proviso.
non rateable element	-
Adjusted Plant and Machinery	Ducts, flues, walkways
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description 1. Diagram of typical precipitator 2. Typical large precipitator 3. Typical large precipitator

Photo notes -

Photo1



Key:

1. Electrode Support Structures and Insulators
2. Top Grid
3. MS Shell
4. Tube Bank
5. Scraper Pinwheel Drive
6. Shell Scraper Section
7. Dust Scraper Pinwheel
8. MS Fabricated Floor
9. Scraper Support Section
10. Bottom Grid and CI Weights
11. Transformer Rectifier
12. Electrode Insulator
13. Bottom Grid Magnetic Electrode Vibrator Support
14. Tube Bank Vibrator and Support
15. Regaflow Insulator and Stabilising Bars
16. MS Casing
17. Copper Electrode

Photo2

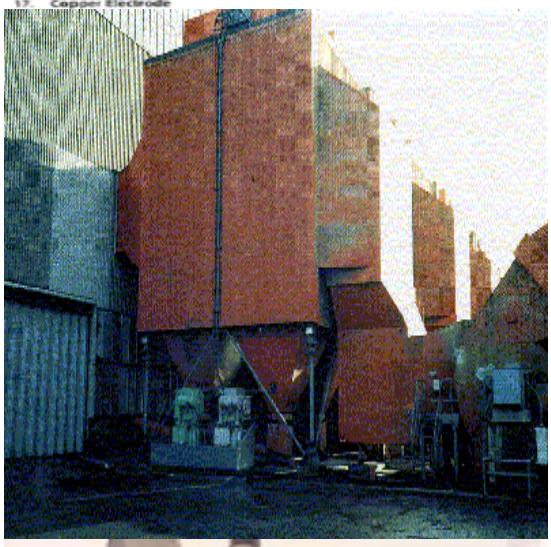
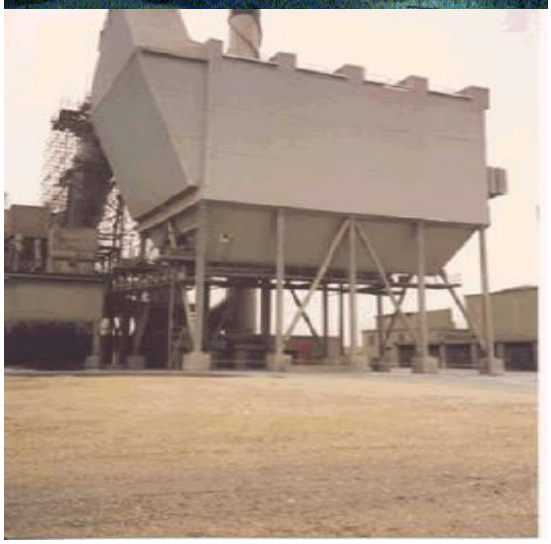


Photo3



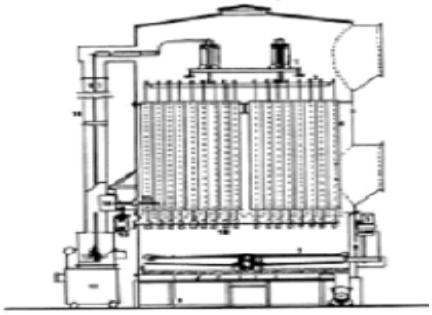
Back

Generic Category	Gas cleaning
CG Code	210C02
Specific	Dry electrostatic precipitators
Descriptive	General application
Tech1	Temperature 100°C - Volume 17Am³ per second
Tech2	Efficiency 99%
Unit size	Each
Unit of measurement	m3
ERC	£8
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	The precipitator uses electrical charge to remove dust particles from dusty air / gas.
Referencing details	Ascertain the external volume of the item. Note details of supports and foundations (to be costed separately)
Cost information notes	The main considerations are the volume of gas being cleaned, its temperature and its chemical composition.
rateable element	In Class 1 = the entirety of the item. In Class 2 = unlikely to be rateable. In Class 3 = not rateable. In Class 4 = rateable to the extent of structural parts, if cubic capacity measured externally is 400 cubic metres or more, or if the item is not readily capable of being re-erected elsewhere per the Class 4 (d) proviso.
non rateable element	-
Adjusted Plant and Machinery	Ducts, flues, walkways
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description 1. Diagram of typical precipitator 2. Typical large precipitator 3. Typical large precipitator

Photo notes -

Photo1



Key:

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11. Transformer Rectifier
12. Electrode Insulator
13. Bottom Grid Magnetic Electrode Vibrator Support
14. Tube Bank Vibrator and Support
15. Regaflow Insulator and Stabilising Bars
16. MS Casing
17. Copper Electrode

Photo2

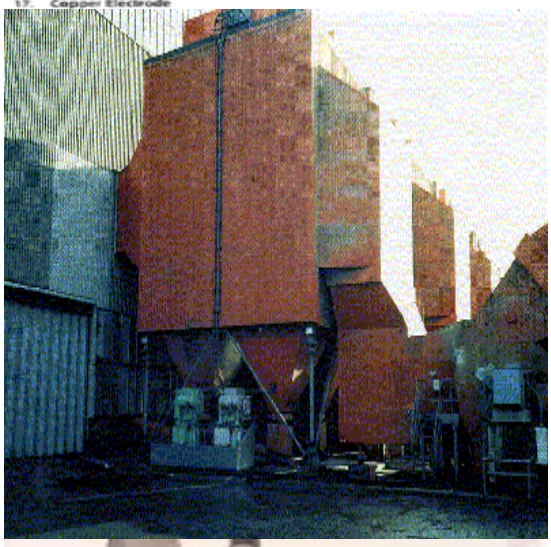
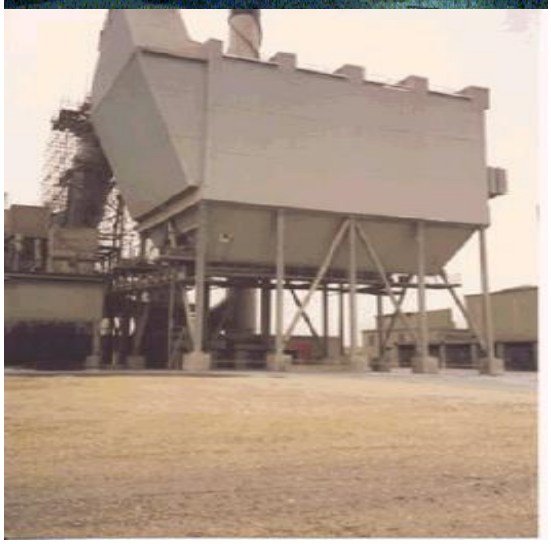


Photo3



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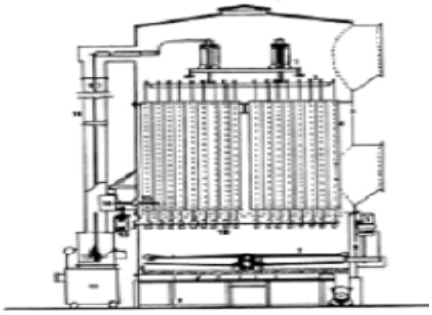
Generic Category	Gas cleaning
CG Code	210C03
Specific	Dry electrostatic precipitators
Descriptive	General application
Tech1	Temperature 160°C - Volume 285Am³ per second
Tech2	Efficiency 95.7%
Unit size	Each
Unit of measurement	m3
ERC	£3
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	The precipitator uses electrical charge to remove dust particles from dusty air / gas.
Referencing details	Ascertain the external volume of the item. Note details of supports and foundations (to be costed separately)
Cost information notes	The main considerations are the volume of gas being cleaned, its temperature and its chemical composition.
rateable element	In Class 1 = the entirety of the item. In Class 2 = unlikely to be rateable. In Class 3 = not rateable. In Class 4 = rateable to the extent of structural parts, if cubic capacity measured externally is 400 cubic metres or more, or if the item is not readily capable of being re-erected elsewhere per the Class 4 (d) proviso.
non rateable element	-
Adjusted Plant and Machinery	Ducts, flues, walkways
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description 1. Diagram of typical precipitator 2. Typical large precipitator 3. Typical large precipitator

Photo notes Use existing photographs

Photo1



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10. Bottom Grid and CI Weights
11. Transformer Rectifier
12. Electrode Insulator
13. Bottom Grid Magnetic Electrode Vibrator Support
14. Tube Bank Vibrator and Support
15. Regallow Insulator and Stabilising Bars
16. MS Casing
17. Copper Electrode

Photo2

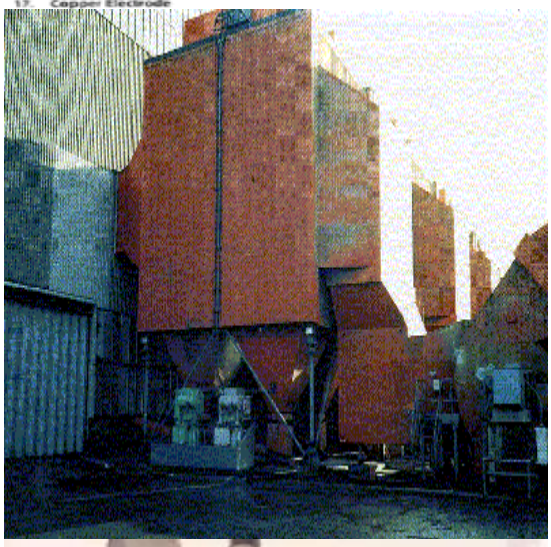
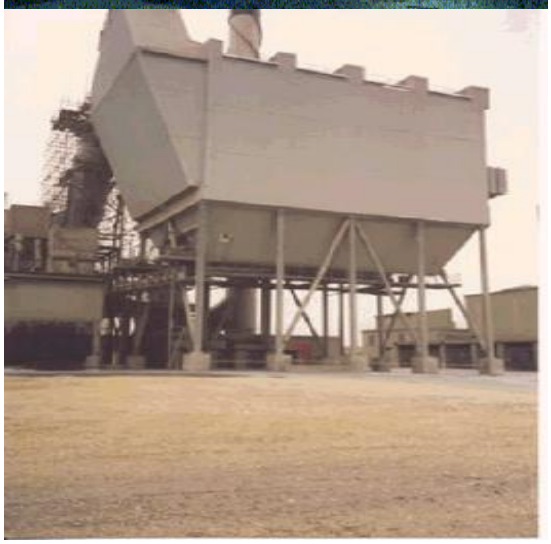


Photo3



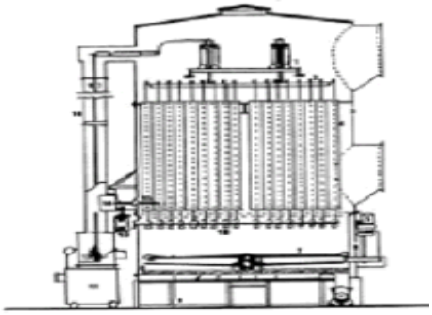
Back

Generic Category	Gas cleaning
CG Code	210C04
Specific	Dry electrostatic precipitators
Descriptive	General application
Tech1	Temperature 150°C - Volume 300Am³ per second
Tech2	Efficiency 98%
Unit size	Each
Unit of measurement	m3
ERC	£3
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	The precipitator uses electrical charge to remove dust particles from dusty air / gas.
Referencing details	Ascertain the external volume of the item. Note details of supports and foundations (to be costed separately)
Cost information notes	The main considerations are the volume of gas being cleaned, its temperature and its chemical composition.
rateable element	In Class 1 = the entirety of the item. In Class 2 = unlikely to be rateable. In Class 3 = not rateable. In Class 4 = rateable to the extent of structural parts, if cubic capacity measured externally is 400 cubic metres or more, or if the item is not readily capable of being re-erected elsewhere per the Class 4 (d) proviso.
non rateable element	-
Adjusted Plant and Machinery	Ducts, flues, walkways
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description 1. Diagram of typical precipitator 2. Typical large precipitator 3. Typical large precipitator

Photo notes -

Photo1



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12. Electrode Insulator
13. Bottom Grid Magnetic Electrode Vibrator Support
14. Tube Bank Vibrator and Support
15. Regaflow Insulator and Stabilising Bars
16. MS Casing
17. Copper Electrode

Photo2

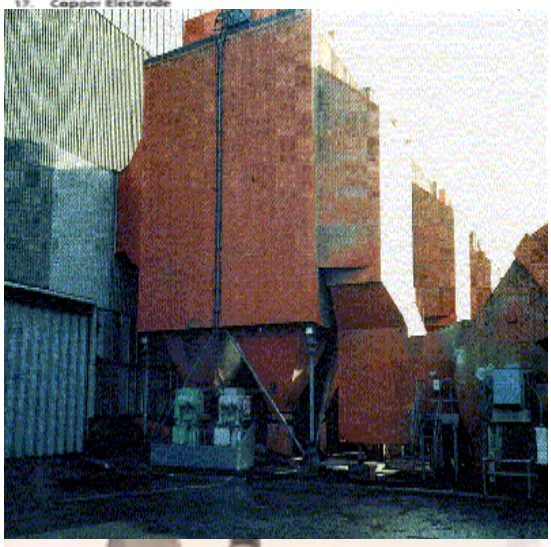
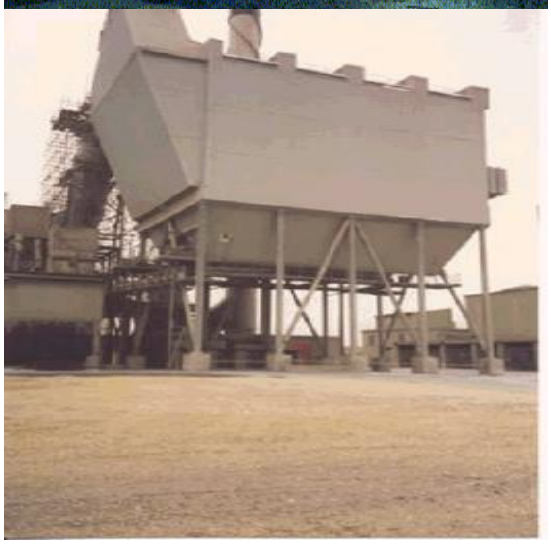


Photo3



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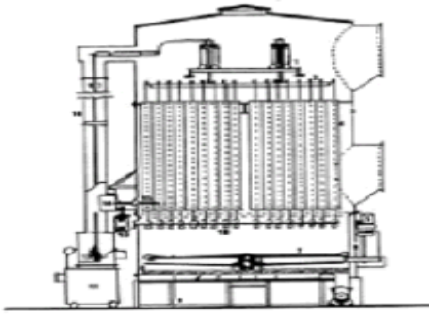
Generic Category	Gas cleaning
CG Code	210C05
Specific	Dry electrostatic precipitators
Descriptive	General application
Tech1	Temperature 100°C - 200°C Volume 30Am³ per second
Tech2	Efficiency 99.1%
Unit size	Each
Unit of measurement	m3
ERC	£13
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	The precipitator uses electrical charge to remove dust particles from dusty air / gas.
Referencing details	Ascertain the external volume of the item. Note details of supports and foundations (to be costed separately)
Cost information notes	The main considerations are the volume of gas being cleaned, its temperature and its chemical composition.
rateable element	In Class 1 = the entirety of the item. In Class 2 = unlikely to be rateable. In Class 3 = not rateable. In Class 4 = rateable to the extent of structural parts, if cubic capacity measured externally is 400 cubic metres or more, or if the item is not readily capable of being re-erected elsewhere per the Class 4 (d) proviso.
non rateable element	-
Adjusted Plant and Machinery	Ducts, flues, walkways
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description 1. Diagram of typical precipitator 2. Typical large precipitator 3. Typical large precipitator

Photo notes -

Photo1



Key:

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15. Regaflow Insulator and Stabilising Bars
16. MS Casing
17. Copper Electrode

Photo2

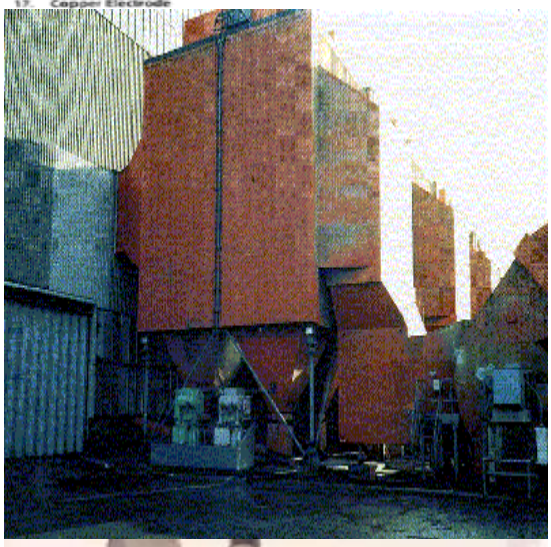
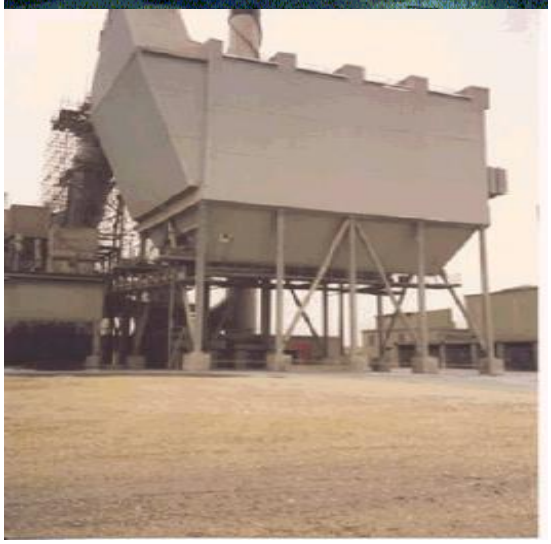


Photo3



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Generic Category	Gas cleaning
CG Code	210E20
Specific	Ducting
Descriptive	Square
Tech1	Mild steel - 3mm thick
Tech2	1.0m x 1.0m
Unit size	Linear metre
Unit of measurement	m
ERC	£577
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Ducts are found in industrial premises where large quantities of gases (often hot) require to be taken from the point of combustion to some form of gas cleaning equipment. i.e. Bag filter plant, electrostatic precipitator, or cyclone. Industries usually having gas-cleaning facilities include steelworks and cement works. Smaller operations also have ducting either near engines or to transport products round the property. There are two basic types: (1) Square / rectangular section (2) Tube. The duct is usually welded (bolted and sealed) as often an induced draught fan is employed to form a negative pressure, which draws the fumes (product) towards it and through the cleaning equipment. Where the fumes are very hot or abrasive the initial section of the ducts is refractory lined. The duct from the cleaning equipment to the chimney is not usually lined. Ducts gain support from factory buildings and machines but often have trestle supports or steel racks on which they rest especially if they are at high level and cover a long distance when elevated. Cost does not include any supports.
Referencing details	External dimensions of duct and length of duct.
Cost information notes	-
rateable element	Class 4 Table 3 Ducts will be rateable if they are in the nature of a structure. Common practice is to consider any duct under 300 mm diameter as being unlikely to meet the 'structure' test.
non rateable element	Pipes and ducts under 300 mm diameter
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical ducting
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Gas cleaning
CG Code	210E21
Specific	Ducting
Descriptive	Square
Tech1	Mild steel - 3mm thick
Tech2	1.25m x 1.25m
Unit size	Linear metre
Unit of measurement	m
ERC	£901
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Ducts are found in industrial premises where large quantities of gases (often hot) require to be taken from the point of combustion to some form of gas cleaning equipment. i.e. Bag filter plant, electrostatic precipitator, or cyclone. Industries usually having gas-cleaning facilities include steelworks and cement works. Smaller operations also have ducting either near engines or to transport products round the property. There are two basic types: (1) Square / rectangular section (2) Tube. The duct is usually welded (bolted and sealed) as often an induced draught fan is employed to form a negative pressure, which draws the fumes (product) towards it and through the cleaning equipment. Where the fumes are very hot or abrasive the initial section of the ducts is refractory lined. The duct from the cleaning equipment to the chimney is not usually lined. Ducts gain support from factory buildings and machines but often have trestle supports or steel racks on which they rest especially if they are at high level and cover a long distance when elevated. Cost does not include any supports.
Referencing details	External dimensions of duct and length of duct.
Cost information notes	-
rateable element	Class 4 Table 3 Ducts will be rateable if they are in the nature of a structure. Common practice is to consider any duct under 300 mm diameter as being unlikely to meet the 'structure' test.
non rateable element	Pipes and ducts under 300 mm diameter
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical ducting
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Gas cleaning
CG Code	210E22
Specific	Ducting
Descriptive	Square
Tech1	Mild steel - 3mm thick
Tech2	1.5m x 1.5m
Unit size	Linear metre
Unit of measurement	m
ERC	£1,300
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Ducts are found in industrial premises where large quantities of gases (often hot) require to be taken from the point of combustion to some form of gas cleaning equipment. i.e. Bag filter plant, electrostatic precipitator, or cyclone. Industries usually having gas-cleaning facilities include steelworks and cement works. Smaller operations also have ducting either near engines or to transport products round the property. There are two basic types: (1) Square / rectangular section (2) Tube. The duct is usually welded (bolted and sealed) as often an induced draught fan is employed to form a negative pressure, which draws the fumes (product) towards it and through the cleaning equipment. Where the fumes are very hot or abrasive the initial section of the ducts is refractory lined. The duct from the cleaning equipment to the chimney is not usually lined. Ducts gain support from factory buildings and machines but often have trestle supports or steel racks on which they rest especially if they are at high level and cover a long distance when elevated. Cost does not include any supports.
Referencing details	External dimensions of duct and length of duct.
Cost information notes	-
rateable element	Class 4 Table 3 Ducts will be rateable if they are in the nature of a structure. Common practice is to consider any duct under 300 mm diameter as being unlikely to meet the 'structure' test.
non rateable element	Pipes and ducts under 300 mm diameter
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical ducting
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Gas cleaning
CG Code	210E23
Specific	Ducting
Descriptive	Square
Tech1	Mild steel - 3mm thick
Tech2	1.75m x 1.75m
Unit size	Linear metre
Unit of measurement	m
ERC	£1,445
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Ducts are found in industrial premises where large quantities of gases (often hot) require to be taken from the point of combustion to some form of gas cleaning equipment. i.e. Bag filter plant, electrostatic precipitator, or cyclone. Industries usually having gas-cleaning facilities include steelworks and cement works. Smaller operations also have ducting either near engines or to transport products round the property. There are two basic types: (1) Square / rectangular section (2) Tube. The duct is usually welded (bolted and sealed) as often an induced draught fan is employed to form a negative pressure, which draws the fumes (product) towards it and through the cleaning equipment. Where the fumes are very hot or abrasive the initial section of the ducts is refractory lined. The duct from the cleaning equipment to the chimney is not usually lined. Ducts gain support from factory buildings and machines but often have trestle supports or steel racks on which they rest especially if they are at high level and cover a long distance when elevated. Cost does not include any supports.
Referencing details	External dimensions of duct and length of duct.
Cost information notes	-
rateable element	Class 4 Table 3 Ducts will be rateable if they are in the nature of a structure. Common practice is to consider any duct under 300 mm diameter as being unlikely to meet the 'structure' test.
non rateable element	Pipes and ducts under 300 mm diameter
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical ducting
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Gas cleaning
CG Code	210E01
Specific	Ducting
Descriptive	Square or Rectangular, basic duct.
Tech1	Mild steel - 8mm thick - with external steel frame support
Tech2	Size 4m x 5m
Unit size	Linear metre
Unit of measurement	m
ERC	£11,543
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Ducts are found in industrial premises where large quantities of gases (often hot) require to be taken from the point of combustion to some form of gas cleaning equipment. i.e. Bag filter plant, electrostatic precipitator, or cyclone. Industries usually having gas-cleaning facilities include steelworks and cement works. Smaller operations also have ducting either near engines or to transport products round the property. There are two basic types: (1) Square / rectangular section (2) Tube. The duct is usually welded (bolted and sealed) as often an induced draught fan is employed to form a negative pressure, which draws the fumes (product) towards it and through the cleaning equipment. Where the fumes are very hot or abrasive the initial section of the ducts is refractory lined. The duct from the cleaning equipment to the chimney is not usually lined. Ducts gain support from factory buildings and machines but often have trestle supports or steel racks on which they rest especially if they are at high level and cover a long distance when elevated. Cost does not include any supports.
Referencing details	External dimensions of duct and length of duct.
Cost information notes	-
rateable element	Class 4 Table 3 Ducts will be rateable if they are in the nature of a structure. Common practice is to consider any duct under 300 mm diameter as being unlikely to meet the 'structure' test.
non rateable element	Pipes and ducts under 300 mm diameter
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical ducting
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Gas cleaning
CG Code	210E02
Specific	Ducting
Descriptive	Square or Rectangular, ducting with refractory lining.
Tech1	Mild steel - 8mm thick - with external steel frame support
Tech2	Size 4m x 5m
Unit size	Linear metre
Unit of measurement	m
ERC	£13,875
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Ducts are found in industrial premises where large quantities of gases (often hot) require to be taken from the point of combustion to some form of gas cleaning equipment. i.e. Bag filter plant, electrostatic precipitator, or cyclone. Industries usually having gas-cleaning facilities include steelworks and cement works. Smaller operations also have ducting either near engines or to transport products round the property. There are two basic types: (1) Square / rectangular section (2) Tube. The duct is usually welded (bolted and sealed) as often an induced draught fan is employed to form a negative pressure, which draws the fumes (product) towards it and through the cleaning equipment. Where the fumes are very hot or abrasive the initial section of the ducts is refractory lined. The duct from the cleaning equipment to the chimney is not usually lined. Ducts gain support from factory buildings and machines but often have trestle supports or steel racks on which they rest especially if they are at high level and cover a long distance when elevated. Cost does not include any supports.
Referencing details	External dimensions of duct and length of duct.
Cost information notes	-
rateable element	Class 4 Table 3 Ducts will be rateable if they are in the nature of a structure. Common practice is to consider any duct under 300 mm diameter as being unlikely to meet the 'structure' test.
non rateable element	Pipes and ducts under 300 mm diameter
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical ducting
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Gas cleaning
CG Code	217A26
Specific	Ducting
Descriptive	Square or Rectangular
Tech1	Not insulated, not lined, not cladded (basic ducting)
Tech2	If steel construction then reference DW144 ductwork classification (giving thickness, materials, installation guidance) or similar standard.
Unit size	Duct surface area
Unit of measurement	m2
ERC	£70
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Ductwork for ventilation or warm gas extraction. Ducts gain support from factory/office buildings and machines but often have trestle supports or steel racks on which they rest especially if they are at high level and cover a long distance when elevated. Cost does not include any supports.
Referencing details	External dimensions of duct, length of duct, if the duct insulated or lined/fire rated
Cost information notes	The ERC is calculated on the basis of the total surface area of ducting in m2.
rateable element	Class 4 Table 3 Ducts will be rateable if they are in the nature of a structure. Common practice is to consider any duct under 300 mm diameter as being unlikely to meet the 'structure' test.
non rateable element	Pipes and ducts under 300 mm diameter
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations	If the ducting system has size changes (size reduction / increase) then add 35% to the cost.
Photo description	Typical ducting
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Gas cleaning
CG Code	217A27
Specific	Ducting
Descriptive	Square or Rectangular
Tech1	Insulated ducting, also cladded
Tech2	If steel construction then reference DW144 ductwork classification (giving thickness, materials, installation guidance) or similar standard.
Unit size	Duct surface area
Unit of measurement	m2
ERC	£206
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Ductwork for ventilation or warm gas extraction. Ducts gain support from factory/office buildings and machines but often have trestle supports or steel racks on which they rest especially if they are at high level and cover a long distance when elevated. Cost does not include any supports.
Referencing details	External dimensions of duct, length of duct, if the duct insulated or lined/fire rated
Cost information notes	The ERC is calculated on the basis of the total surface area of ducting in m2.
rateable element	Class 4 Table 3 Ducts will be rateable if they are in the nature of a structure. Common practice is to consider any duct under 300 mm diameter as being unlikely to meet the 'structure' test.
non rateable element	Pipes and ducts under 300 mm diameter
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations	If the ducting system has size changes (size reduction / increase) then add 35% to the cost.
Photo description	Typical ducting
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Gas cleaning
CG Code	217A28
Specific	Ducting
Descriptive	Square or Rectangular
Tech1	Insulated ducting, with heat / fire resistant liner, aalso cladded.
Tech2	If steel construction then reference DW144 ductwork classification (giving thickness, materials, installation guidance) or similar standard.
Unit size	Duct surface area
Unit of measurement	m2
ERC	£236
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Ductwork for ventilation or warm gas extraction. Ducts gain support from factory/office buildings and machines but often have trestle supports or steel racks on which they rest especially if they are at high level and cover a long distance when elevated. Cost does not include any supports.
Referencing details	External dimensions of duct, length of duct, if the duct insulated or lined/fire rated
Cost information notes	The ERC is calculated on the basis of the total surface area of ducting in m2.
rateable element	Class 4 Table 3 Ducts will be rateable if they are in the nature of a structure. Common practice is to consider any duct under 300 mm diameter as being unlikely to meet the 'structure' test.
non rateable element	Pipes and ducts under 300 mm diameter
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations	If the ducting system has size changes (size reduction / increase) then add 35% to the cost.
Photo description	Typical ducting
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Gas cleaning
CG Code	210F60
Specific	Ducting
Descriptive	Square section, low temperature
Tech1	6mm thick steel
Tech2	1.0m x 1.0m square
Unit size	Linear metre
Unit of measurement	m
ERC	£577
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Ducts are found in industrial premises where large quantities of gases (often hot) require to be taken from the point of combustion to some form of gas cleaning equipment. i.e. Bag filter plant, electrostatic precipitator, or cyclone. Industries usually having gas-cleaning facilities include steelworks and cement works. Smaller operations also have ducting either near engines or to transport products round the property. There are two basic types: (1) Square / rectangular section (2) Tube. The duct is usually welded (bolted and sealed) as often an induced draught fan is employed to form a negative pressure, which draws the fumes (product) towards it and through the cleaning equipment. Where the fumes are very hot or abrasive the initial section of the ducts is refractory lined. The duct from the cleaning equipment to the chimney is not usually lined. Ducts gain support from factory buildings and machines but often have trestle supports or steel racks on which they rest especially if they are at high level and cover a long distance when elevated. Cost does not include any supports.
Referencing details	External dimensions of duct and length of duct. (width x height x length)
Cost information notes	-
rateable element	Class 4 Table 3 Ducts will be rateable if they are in the nature of a structure. Common practice is to consider any duct under 300 mm diameter as being unlikely to meet the 'structure' test.
non rateable element	Pipes and ducts under 300 mm diameter
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical ducting
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Gas cleaning
CG Code	210F61
Specific	Ducting
Descriptive	Square section, low temperature
Tech1	6mm thick steel
Tech2	1.25m x 1.25m square
Unit size	Linear metre
Unit of measurement	m
ERC	£901
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Ducts are found in industrial premises where large quantities of gases (often hot) require to be taken from the point of combustion to some form of gas cleaning equipment. i.e. Bag filter plant, electrostatic precipitator, or cyclone. Industries usually having gas-cleaning facilities include steelworks and cement works. Smaller operations also have ducting either near engines or to transport products round the property. There are two basic types: (1) Square / rectangular section (2) Tube. The duct is usually welded (bolted and sealed) as often an induced draught fan is employed to form a negative pressure, which draws the fumes (product) towards it and through the cleaning equipment. Where the fumes are very hot or abrasive the initial section of the ducts is refractory lined. The duct from the cleaning equipment to the chimney is not usually lined. Ducts gain support from factory buildings and machines but often have trestle supports or steel racks on which they rest especially if they are at high level and cover a long distance when elevated. Cost does not include any supports.
Referencing details	External dimensions of duct and length of duct. (width x height x length)
Cost information notes	-
rateable element	Class 4 Table 3 Ducts will be rateable if they are in the nature of a structure. Common practice is to consider any duct under 300 mm diameter as being unlikely to meet the 'structure' test.
non rateable element	Pipes and ducts under 300 mm diameter
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical ducting
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Gas cleaning
CG Code	210F62
Specific	Ducting
Descriptive	Square section, low temperature
Tech1	6mm thick steel
Tech2	1.5m x 1.5m square
Unit size	Linear metre
Unit of measurement	m
ERC	£1,300
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Ducts are found in industrial premises where large quantities of gases (often hot) require to be taken from the point of combustion to some form of gas cleaning equipment. i.e. Bag filter plant, electrostatic precipitator, or cyclone. Industries usually having gas-cleaning facilities include steelworks and cement works. Smaller operations also have ducting either near engines or to transport products round the property. There are two basic types: (1) Square / rectangular section (2) Tube. The duct is usually welded (bolted and sealed) as often an induced draught fan is employed to form a negative pressure, which draws the fumes (product) towards it and through the cleaning equipment. Where the fumes are very hot or abrasive the initial section of the ducts is refractory lined. The duct from the cleaning equipment to the chimney is not usually lined. Ducts gain support from factory buildings and machines but often have trestle supports or steel racks on which they rest especially if they are at high level and cover a long distance when elevated. Cost does not include any supports.
Referencing details	External dimensions of duct and length of duct. (width x height x length)
Cost information notes	-
rateable element	Class 4 Table 3 Ducts will be rateable if they are in the nature of a structure. Common practice is to consider any duct under 300 mm diameter as being unlikely to meet the 'structure' test.
non rateable element	Pipes and ducts under 300 mm diameter
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical ducting
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Gas cleaning
CG Code	210F63
Specific	Ducting
Descriptive	Square section, low temperature
Tech1	6mm thick steel
Tech2	1.75m x 1.75m square
Unit size	Linear metre
Unit of measurement	m
ERC	£1,445
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Ducts are found in industrial premises where large quantities of gases (often hot) require to be taken from the point of combustion to some form of gas cleaning equipment. i.e. Bag filter plant, electrostatic precipitator, or cyclone. Industries usually having gas-cleaning facilities include steelworks and cement works. Smaller operations also have ducting either near engines or to transport products round the property. There are two basic types: (1) Square / rectangular section (2) Tube. The duct is usually welded (bolted and sealed) as often an induced draught fan is employed to form a negative pressure, which draws the fumes (product) towards it and through the cleaning equipment. Where the fumes are very hot or abrasive the initial section of the ducts is refractory lined. The duct from the cleaning equipment to the chimney is not usually lined. Ducts gain support from factory buildings and machines but often have trestle supports or steel racks on which they rest especially if they are at high level and cover a long distance when elevated. Cost does not include any supports.
Referencing details	External dimensions of duct and length of duct. (width x height x length)
Cost information notes	-
rateable element	Class 4 Table 3 Ducts will be rateable if they are in the nature of a structure. Common practice is to consider any duct under 300 mm diameter as being unlikely to meet the 'structure' test.
non rateable element	Pipes and ducts under 300 mm diameter
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical ducting
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Gas cleaning
CG Code	210F01
Specific	Ducting - circular
Descriptive	Mild steel 3mm thick
Tech1	1.0m diameter or square
Tech2	-
Unit size	-
Unit of measurement	m
ERC	£895
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Ducts are found in industrial premises where large quantities of gases (often hot) require to be taken from the point of combustion to some form of gas cleaning equipment. i.e. Bag filter plant, electrostatic precipitator, or cyclone. Industries usually having gas-cleaning facilities include steelworks and cement works. Smaller operations also have ducting either near engines or to transport products round the property. There are two basic types: (1) Square / rectangular section (2) Tube. The duct is usually welded (bolted and sealed) as often an induced draught fan is employed to form a negative pressure, which draws the fumes (product) towards it and through the cleaning equipment. Where the fumes are very hot or abrasive the initial section of the ducts is refractory lined. The duct from the cleaning equipment to the chimney is not usually lined. Ducts gain support from factory buildings and machines but often have trestle supports or steel racks on which they rest especially if they are at high level and cover a long distance when elevated. Cost does not include any supports.
Referencing details	External dimensions of duct and x length in metres.
Cost information notes	-
rateable element	Class 4 Table 3 Ducts will be rateable if they are in the nature of a structure. Common practice is to consider any duct under 300 mm diameter as being unlikely to meet the 'structure' test.
non rateable element	Pipes and ducts under 300 mm diameter
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

Typical ducting

Photo notes

-

Photo1

Photo2

Photo3

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Generic Category	Gas cleaning
CG Code	210F02
Specific	Ducting - circular
Descriptive	Mild steel 3mm thick
Tech1	1.5m diameter or square
Tech2	-
Unit size	-
Unit of measurement	m
ERC	£1,669
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Ducts are found in industrial premises where large quantities of gases (often hot) require to be taken from the point of combustion to some form of gas cleaning equipment. i.e. Bag filter plant, electrostatic precipitator, or cyclone. Industries usually having gas-cleaning facilities include steelworks and cement works. Smaller operations also have ducting either near engines or to transport products round the property. There are two basic types: (1) Square / rectangular section (2) Tube. The duct is usually welded (bolted and sealed) as often an induced draught fan is employed to form a negative pressure, which draws the fumes (product) towards it and through the cleaning equipment. Where the fumes are very hot or abrasive the initial section of the ducts is refractory lined. The duct from the cleaning equipment to the chimney is not usually lined. Ducts gain support from factory buildings and machines but often have trestle supports or steel racks on which they rest especially if they are at high level and cover a long distance when elevated. Cost does not include any supports.
Referencing details	External dimensions of duct and x length in metres.
Cost information notes	-
rateable element	Class 4 Table 3 Ducts will be rateable if they are in the nature of a structure. Common practice is to consider any duct under 300 mm diameter as being unlikely to meet the 'structure' test.
non rateable element	Pipes and ducts under 300 mm diameter
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

Typical ducting

Photo notes

-

Photo1

Photo2

Photo3

Back

Generic Category	Gas cleaning
CG Code	210F03
Specific	Ducting - circular
Descriptive	Mild steel 3mm thick
Tech1	2.0m diameter or square
Tech2	-
Unit size	-
Unit of measurement	m
ERC	£2,167
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Ducts are found in industrial premises where large quantities of gases (often hot) require to be taken from the point of combustion to some form of gas cleaning equipment. i.e. Bag filter plant, electrostatic precipitator, or cyclone. Industries usually having gas-cleaning facilities include steelworks and cement works. Smaller operations also have ducting either near engines or to transport products round the property. There are two basic types: (1) Square / rectangular section (2) Tube. The duct is usually welded (bolted and sealed) as often an induced draught fan is employed to form a negative pressure, which draws the fumes (product) towards it and through the cleaning equipment. Where the fumes are very hot or abrasive the initial section of the ducts is refractory lined. The duct from the cleaning equipment to the chimney is not usually lined. Ducts gain support from factory buildings and machines but often have trestle supports or steel racks on which they rest especially if they are at high level and cover a long distance when elevated. Cost does not include any supports.
Referencing details	External dimensions of duct and x length in metres.
Cost information notes	-
rateable element	Class 4 Table 3 Ducts will be rateable if they are in the nature of a structure. Common practice is to consider any duct under 300 mm diameter as being unlikely to meet the 'structure' test.
non rateable element	Pipes and ducts under 300 mm diameter
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

Typical ducting

Photo notes

-

Photo1

Photo2

Photo3

Back

Generic Category	Gas cleaning
CG Code	210F04
Specific	Ducting - circular
Descriptive	Mild steel 3mm thick
Tech1	3.0m diameter or square
Tech2	-
Unit size	-
Unit of measurement	m
ERC	£3,262
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Ducts are found in industrial premises where large quantities of gases (often hot) require to be taken from the point of combustion to some form of gas cleaning equipment. i.e. Bag filter plant, electrostatic precipitator, or cyclone. Industries usually having gas-cleaning facilities include steelworks and cement works. Smaller operations also have ducting either near engines or to transport products round the property. There are two basic types: (1) Square / rectangular section (2) Tube. The duct is usually welded (bolted and sealed) as often an induced draught fan is employed to form a negative pressure, which draws the fumes (product) towards it and through the cleaning equipment. Where the fumes are very hot or abrasive the initial section of the ducts is refractory lined. The duct from the cleaning equipment to the chimney is not usually lined. Ducts gain support from factory buildings and machines but often have trestle supports or steel racks on which they rest especially if they are at high level and cover a long distance when elevated. Cost does not include any supports.
Referencing details	External dimensions of duct and x length in metres.
Cost information notes	-
rateable element	Class 4 Table 3 Ducts will be rateable if they are in the nature of a structure. Common practice is to consider any duct under 300 mm diameter as being unlikely to meet the 'structure' test.
non rateable element	Pipes and ducts under 300 mm diameter
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

Typical ducting

Photo notes

-

Photo1

Photo2

Photo3

Back

Generic Category	Gas cleaning
CG Code	210F09
Specific	Ducting - circular
Descriptive	Circular Ducts - Insulation
Tech1	Addition for 50mm external insulation
Tech2	1.0m dia
Unit size	-
Unit of measurement	m
ERC	£212
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	The cost represents an addition to the basic duct price to reflect the addition of 50mm of insulation to the external surface of the duct giving a polybutylene finish. Cost is £ per linear metre of duct
Referencing details	Width and height or diameter and length.
Cost information notes	-
rateable element	Class 4 Table 3 Ducts will be rateable if they are in the nature of a structure. Common practice is to consider any duct under 300 mm diameter as being unlikely to meet the 'structure' test.
non rateable element	Pipes and ducts under 300 mm diameter
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical ducting

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Gas cleaning
CG Code	210F10
Specific	Ducting - circular
Descriptive	Circular Ducts - Insulation
Tech1	Addition for 50mm external insulation
Tech2	1.5m dia
Unit size	-
Unit of measurement	m
ERC	£319
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	The cost represents an addition to the basic duct price to reflect the addition of 50mm of insulation to the external surface of the duct giving a polybutylene finish. Cost is £ per linear metre of duct
Referencing details	Width and height or diameter and length.
Cost information notes	-
rateable element	Class 4 Table 3 Ducts will be rateable if they are in the nature of a structure. Common practice is to consider any duct under 300 mm diameter as being unlikely to meet the 'structure' test.
non rateable element	Pipes and ducts under 300 mm diameter
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical ducting

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Gas cleaning
CG Code	210F11
Specific	Ducting - circular
Descriptive	Circular Ducts - Insulation
Tech1	Addition for 50mm external insulation
Tech2	2.0m dia
Unit size	-
Unit of measurement	m
ERC	£425
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	The cost represents an addition to the basic duct price to reflect the addition of 50mm of insulation to the external surface of the duct giving a polybutylene finish. Cost is £ per linear metre of duct
Referencing details	Width and height or diameter and length.
Cost information notes	-
rateable element	Class 4 Table 3 Ducts will be rateable if they are in the nature of a structure. Common practice is to consider any duct under 300 mm diameter as being unlikely to meet the 'structure' test.
non rateable element	Pipes and ducts under 300 mm diameter
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical ducting

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Gas cleaning
CG Code	210F12
Specific	Ducting - circular
Descriptive	Circular Ducts - Insulation
Tech1	Addition for 50mm external insulation
Tech2	3.0m dia
Unit size	-
Unit of measurement	m
ERC	£643
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	The cost represents an addition to the basic duct price to reflect the addition of 50mm of insulation to the external surface of the duct giving a polybutylene finish. Cost is £ per linear metre of duct
Referencing details	Width and height or diameter and length.
Cost information notes	-
rateable element	Class 4 Table 3 Ducts will be rateable if they are in the nature of a structure. Common practice is to consider any duct under 300 mm diameter as being unlikely to meet the 'structure' test.
non rateable element	Pipes and ducts under 300 mm diameter
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical ducting

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Gas cleaning
CG Code	210F05
Specific	Ducting - circular
Descriptive	Circular Ducts - Refractories / ceramic linings
Tech1	Addition for lining
Tech2	1.0m dia
Unit size	-
Unit of measurement	m
ERC	£350
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	The cost represents an addition to the basic duct price to reflect the addition of a ceramic or refactory lining to the duct. Cost is £ per linear metre of duct
Referencing details	Width and height or diameter and length.
Cost information notes	-
rateable element	Class 4 Table 3 Ducts will be rateable if they are in the nature of a structure. Common practice is to consider any duct under 300 mm diameter as being unlikely to meet the 'structure' test.
non rateable element	Pipes and ducts under 300 mm diameter
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical ducting

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Gas cleaning
CG Code	210F06
Specific	Ducting - circular
Descriptive	Circular Ducts - Refractories / ceramic linings
Tech1	Addition for lining
Tech2	1.5m dia
Unit size	-
Unit of measurement	m
ERC	£531
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	The cost represents an addition to the basic duct price to reflect the addition of a ceramic or refactory lining to the duct. Cost is £ per linear metre of duct
Referencing details	Width and height or diameter and length.
Cost information notes	-
rateable element	Class 4 Table 3 Ducts will be rateable if they are in the nature of a structure. Common practice is to consider any duct under 300 mm diameter as being unlikely to meet the 'structure' test.
non rateable element	Pipes and ducts under 300 mm diameter
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical ducting

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Gas cleaning
CG Code	210F07
Specific	Ducting - circular
Descriptive	Circular Ducts - Refractories / ceramic linings
Tech1	Addition for lining
Tech2	2.0m dia
Unit size	-
Unit of measurement	m
ERC	£714
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	The cost represents an addition to the basic duct price to reflect the addition of a ceramic or refactory lining to the duct. Cost is £ per linear metre of duct
Referencing details	Width and height or diameter and length.
Cost information notes	-
rateable element	Class 4 Table 3 Ducts will be rateable if they are in the nature of a structure. Common practice is to consider any duct under 300 mm diameter as being unlikely to meet the 'structure' test.
non rateable element	Pipes and ducts under 300 mm diameter
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical ducting

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Gas cleaning
CG Code	210F08
Specific	Ducting - circular
Descriptive	Circular Ducts - Refractories / ceramic linings
Tech1	Addition for lining
Tech2	3.0m dia
Unit size	-
Unit of measurement	m
ERC	£1,092
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	The cost represents an addition to the basic duct price to reflect the addition of a ceramic or refactory lining to the duct. Cost is £ per linear metre of duct
Referencing details	Width and height or diameter and length.
Cost information notes	-
rateable element	Class 4 Table 3 Ducts will be rateable if they are in the nature of a structure. Common practice is to consider any duct under 300 mm diameter as being unlikely to meet the 'structure' test.
non rateable element	Pipes and ducts under 300 mm diameter
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical ducting

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Gas cleaning
CG Code	210F30
Specific	Ducts - Circular or Square Section
Descriptive	Heavy duty applications - Cement works
Tech1	0.75m square section
Tech2	Welded and flanged with bolted connections
Unit size	Linear metre
Unit of measurement	m
ERC	£923
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Ducts are found in industrial premises where large quantities of gases (often hot) require to be taken from the point of combustion to some form of gas cleaning equipment. i.e. Bag filter plant, electrostatic precipitator, or cyclone. Industries usually having gas-cleaning facilities include steelworks and cement works. Smaller operations also have ducting either near engines or to transport products round the property. There are two basic types: (1) Square / rectangular section (2) Tube. The duct is usually welded (bolted and sealed) as often an induced draught fan is employed to form a negative pressure, which draws the fumes (product) towards it and through the cleaning equipment. Where the fumes are very hot or abrasive the initial section of the ducts is refractory lined. The duct from the cleaning equipment to the chimney is not usually lined. Ducts gain support from factory buildings and machines but often have trestle supports or steel racks on which they rest especially if they are at high level and cover a long distance when elevated. Cost does not include any supports.
Referencing details	External dimensions of duct and length of duct. (width x height x length)
Cost information notes	-
rateable element	Class 4 Table 3 Ducts will be rateable if they are in the nature of a structure. Common practice is to consider any duct under 300 mm diameter as being unlikely to meet the 'structure' test.
non rateable element	Pipes and ducts under 300 mm diameter
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

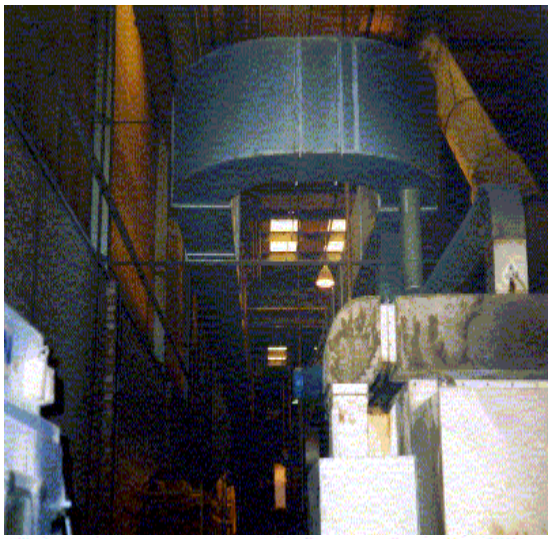
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Picture 1. ducting used as a flue connection to chimney. Picture 2. air handling ductwork within factory situstion.
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Gas cleaning
CG Code	210F31
Specific	Ducts - Circular or Square Section
Descriptive	Heavy duty applications - Cement works
Tech1	1.0m square section
Tech2	Welded and flanged with bolted connections
Unit size	Linear metre
Unit of measurement	m
ERC	£1,491
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Ducts are found in industrial premises where large quantities of gases (often hot) require to be taken from the point of combustion to some form of gas cleaning equipment. i.e. Bag filter plant, electrostatic precipitator, or cyclone. Industries usually having gas-cleaning facilities include steelworks and cement works. Smaller operations also have ducting either near engines or to transport products round the property. There are two basic types: (1) Square / rectangular section (2) Tube. The duct is usually welded (bolted and sealed) as often an induced draught fan is employed to form a negative pressure, which draws the fumes (product) towards it and through the cleaning equipment. Where the fumes are very hot or abrasive the initial section of the ducts is refractory lined. The duct from the cleaning equipment to the chimney is not usually lined. Ducts gain support from factory buildings and machines but often have trestle supports or steel racks on which they rest especially if they are at high level and cover a long distance when elevated. Cost does not include any supports.
Referencing details	External dimensions of duct and length of duct. (width x height x length)
Cost information notes	-
rateable element	Class 4 Table 3 Ducts will be rateable if they are in the nature of a structure. Common practice is to consider any duct under 300 mm diameter as being unlikely to meet the 'structure' test.
non rateable element	Pipes and ducts under 300 mm diameter
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

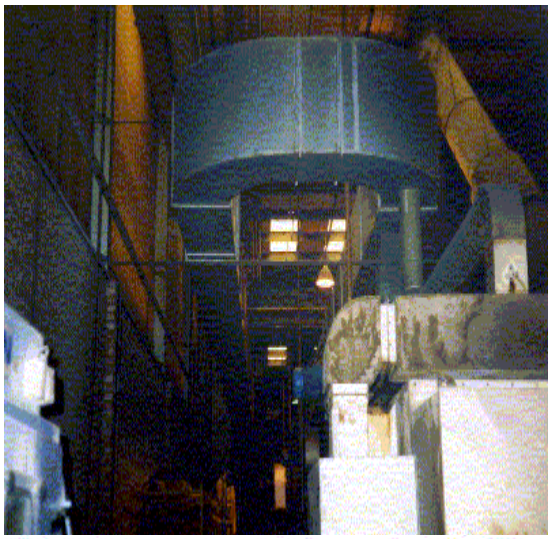
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Picture 1. ducting used as a flue connection to chimney. Picture 2. air handling ductwork within factory situstion.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Gas cleaning
CG Code	210F32
Specific	Ducts - Circular or Square Section
Descriptive	Heavy duty applications - Cement works
Tech1	1.25m square section
Tech2	Welded and flanged with bolted connections
Unit size	Linear metre
Unit of measurement	m
ERC	£2,197
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Ducts are found in industrial premises where large quantities of gases (often hot) require to be taken from the point of combustion to some form of gas cleaning equipment. i.e. Bag filter plant, electrostatic precipitator, or cyclone. Industries usually having gas-cleaning facilities include steelworks and cement works. Smaller operations also have ducting either near engines or to transport products round the property. There are two basic types: (1) Square / rectangular section (2) Tube. The duct is usually welded (bolted and sealed) as often an induced draught fan is employed to form a negative pressure, which draws the fumes (product) towards it and through the cleaning equipment. Where the fumes are very hot or abrasive the initial section of the ducts is refractory lined. The duct from the cleaning equipment to the chimney is not usually lined. Ducts gain support from factory buildings and machines but often have trestle supports or steel racks on which they rest especially if they are at high level and cover a long distance when elevated. Cost does not include any supports.
Referencing details	External dimensions of duct and length of duct. (width x height x length)
Cost information notes	-
rateable element	Class 4 Table 3 Ducts will be rateable if they are in the nature of a structure. Common practice is to consider any duct under 300 mm diameter as being unlikely to meet the 'structure' test.
non rateable element	Pipes and ducts under 300 mm diameter
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

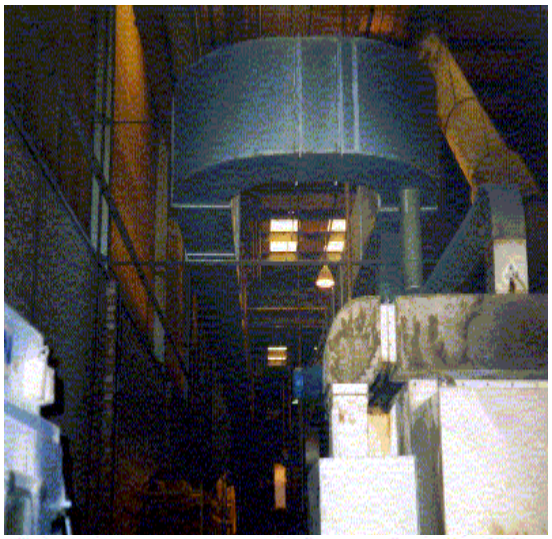
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Picture 1. ducting used as a flue connection to chimney. Picture 2. air handling ductwork within factory situstion.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Gas cleaning
CG Code	210F40
Specific	Ducts - Circular or Square Section
Descriptive	Heavy duty applications - Cement works
Tech1	0.75m diameter circular section
Tech2	Welded and flanged with bolted connections
Unit size	Linear metre
Unit of measurement	m
ERC	£893
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Ducts are found in industrial premises where large quantities of gases (often hot) require to be taken from the point of combustion to some form of gas cleaning equipment. i.e. Bag filter plant, electrostatic precipitator, or cyclone. Industries usually having gas-cleaning facilities include steelworks and cement works. Smaller operations also have ducting either near engines or to transport products round the property. There are two basic types: (1) Square / rectangular section (2) Tube. The duct is usually welded (bolted and sealed) as often an induced draught fan is employed to form a negative pressure, which draws the fumes (product) towards it and through the cleaning equipment. Where the fumes are very hot or abrasive the initial section of the ducts is refractory lined. The duct from the cleaning equipment to the chimney is not usually lined. Ducts gain support from factory buildings and machines but often have trestle supports or steel racks on which they rest especially if they are at high level and cover a long distance when elevated. Cost does not include any supports.
Referencing details	External dimensions of duct and length of duct. (width x height x length)
Cost information notes	-
rateable element	Class 4 Table 3 Ducts will be rateable if they are in the nature of a structure. Common practice is to consider any duct under 300 mm diameter as being unlikely to meet the 'structure' test.
non rateable element	Pipes and ducts under 300 mm diameter
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

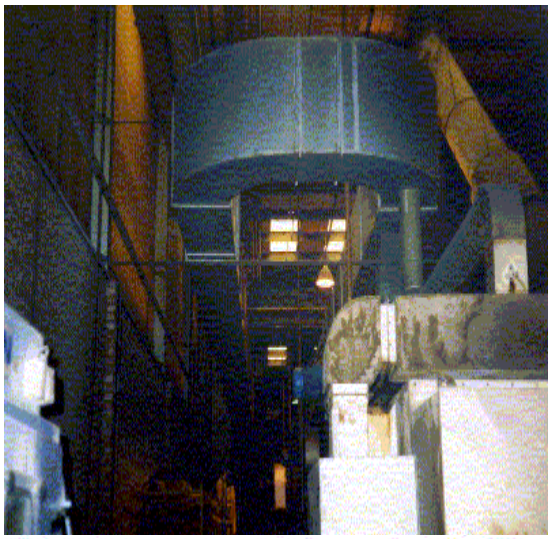
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Picture 1. ducting used as a flue connection to chimney. Picture 2. air handling ductwork within factory situstion.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Gas cleaning
CG Code	210F41
Specific	Ducts - Circular or Square Section
Descriptive	Heavy duty applications - Cement works
Tech1	1.0mm diameter circular section
Tech2	Welded and flanged with bolted connections
Unit size	Linear metre
Unit of measurement	m
ERC	£1,461
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Ducts are found in industrial premises where large quantities of gases (often hot) require to be taken from the point of combustion to some form of gas cleaning equipment. i.e. Bag filter plant, electrostatic precipitator, or cyclone. Industries usually having gas-cleaning facilities include steelworks and cement works. Smaller operations also have ducting either near engines or to transport products round the property. There are two basic types: (1) Square / rectangular section (2) Tube. The duct is usually welded (bolted and sealed) as often an induced draught fan is employed to form a negative pressure, which draws the fumes (product) towards it and through the cleaning equipment. Where the fumes are very hot or abrasive the initial section of the ducts is refractory lined. The duct from the cleaning equipment to the chimney is not usually lined. Ducts gain support from factory buildings and machines but often have trestle supports or steel racks on which they rest especially if they are at high level and cover a long distance when elevated. Cost does not include any supports.
Referencing details	External dimensions of duct and length of duct. (width x height x length)
Cost information notes	-
rateable element	Class 4 Table 3 Ducts will be rateable if they are in the nature of a structure. Common practice is to consider any duct under 300 mm diameter as being unlikely to meet the 'structure' test.
non rateable element	Pipes and ducts under 300 mm diameter
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

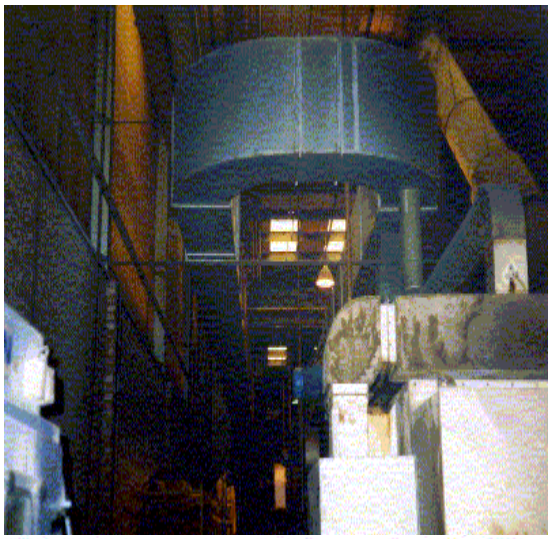
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Picture 1. ducting used as a flue connection to chimney. Picture 2. air handling ductwork within factory situstion.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Gas cleaning
CG Code	210F42
Specific	Ducts - Circular or Square Section
Descriptive	Heavy duty applications - Cement works
Tech1	1.25mm diameter circular section
Tech2	Welded and flanged with bolted connections
Unit size	Linear metre
Unit of measurement	m
ERC	£2,154
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Ducts are found in industrial premises where large quantities of gases (often hot) require to be taken from the point of combustion to some form of gas cleaning equipment. i.e. Bag filter plant, electrostatic precipitator, or cyclone. Industries usually having gas-cleaning facilities include steelworks and cement works. Smaller operations also have ducting either near engines or to transport products round the property. There are two basic types: (1) Square / rectangular section (2) Tube. The duct is usually welded (bolted and sealed) as often an induced draught fan is employed to form a negative pressure, which draws the fumes (product) towards it and through the cleaning equipment. Where the fumes are very hot or abrasive the initial section of the ducts is refractory lined. The duct from the cleaning equipment to the chimney is not usually lined. Ducts gain support from factory buildings and machines but often have trestle supports or steel racks on which they rest especially if they are at high level and cover a long distance when elevated. Cost does not include any supports.
Referencing details	External dimensions of duct and length of duct. (width x height x length)
Cost information notes	-
rateable element	Class 4 Table 3 Ducts will be rateable if they are in the nature of a structure. Common practice is to consider any duct under 300 mm diameter as being unlikely to meet the 'structure' test.
non rateable element	Pipes and ducts under 300 mm diameter
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Picture 1. ducting used as a flue connection to chimney. Picture 2. air handling ductwork within factory situstion.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Gatehouse weighbridge building
CG Code	425005
Specific	Single Storey
Descriptive	Less than 10m2
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,213
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA
Cost information notes	For glass reinforced plastic see Portable Buildings. Often houses CCTV equipment and monitors- for costs see Security and Alarm Systems
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Gatehouse weighbridge, single storey. Older style building
Photo notes	-

Photo1

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Generic Category	Gatehouse weighbridge building
CG Code	42500A
Specific	Single Storey
Descriptive	Between 10m2 - 25m2
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,028
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA
Cost information notes	For glass reinforced plastic see Portable Buildings. Often houses CCTV equipment and monitors- for costs see Security and Alarm Systems
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Gatehouse weighbridge, single storey. Older style building
Photo notes	-

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Generic Category	Gatehouse weighbridge building
CG Code	42500F
Specific	Single Storey
Descriptive	Between 25m2-50m2
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£868
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA
Cost information notes	For glass reinforced plastic see Portable Buildings. Often houses CCTV equipment and monitors- for costs see Security and Alarm Systems
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Gatehouse weighbridge, single storey. Older style building
Photo notes	-

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Generic Category	Gatehouse weighbridge building
CG Code	42500K
Specific	Single Storey
Descriptive	Between 50m2-100m2
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£771
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA
Cost information notes	For glass reinforced plastic see Portable Buildings. Often houses CCTV equipment and monitors- for costs see Security and Alarm Systems
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Gatehouse weighbridge, single storey. Older style building
Photo notes	-

Photo1

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Generic Category	Gates
CG Code	33U2A4
Specific	Acoustic
Descriptive	Acoustic - Gate
Tech1	1.8m x 0.9m gate
Tech2	-
Unit size	Each
Unit of measurement	Each
ERC	£292
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Acoustic gate 1.8m x 0.9m high to timber posts 100mmx100mm includes excavation and backfilling into firm ground, setting in concrete 1:3:6;
Referencing details	Measure height and length.
Cost information notes	3.0mx1.83m Acoustic fence panel including timber posts, Gravel boards & 100mm x 100mm Posts set 600mm in to firm ground
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Gates
CG Code	33U2DK
Specific	Metal
Descriptive	Chain link on steel frame
Tech1	Galvanised
Tech2	0.9m wide x 1.2m high
Unit size	Each
Unit of measurement	Pair
ERC	£181
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Galvanised mild steel wire in 50mm mesh attached to steel angle frames to form gates.Includes excavation and backfilling into firm ground setting in concrete 1:3:6
Referencing details	Measure height and length.
Cost information notes	Galvanised mild steel chain link mesh with angle framing, braces etc. Complete with hinges, locking bar, lock and bolts
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	CCTV, security equipment, fencing and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Fencing and Gates - Gates, Galvanised chain link
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Gates
CG Code	33U2DQ
Specific	Metal
Descriptive	Chain link on steel frame
Tech1	Galvanised
Tech2	0.9m wide x 1.8m high
Unit size	Each
Unit of measurement	Pair
ERC	£294
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Galvanised mild steel wire in 50mm mesh attached to steel angle frames to form gates.Includes excavation and backfilling into firm ground setting in concrete 1:3:6
Referencing details	Measure height and length.
Cost information notes	Galvanised mild steel chain link mesh with angle framing, braces etc. Complete with hinges, locking bar, lock and bolts
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	CCTV, security equipment, fencing and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Fencing and Gates - Gates, Galvanised chain link
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Gates
CG Code	33U2E5
Specific	Metal
Descriptive	Chain link on steel frame
Tech1	Galvanised
Tech2	PAIR - 2.44m wide x 0.9m high
Unit size	Each
Unit of measurement	Pair
ERC	£717
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pair of gates and gate posts. Gates to match galvanised chain link fencing with angle framing, braces etc. complete with hinges, locking bar, lock and bolts, two 100mmx100mm angle section gate posts each with one strut. Includes excavation and backfilling into firm ground,setting in concrete 1:3:6
Referencing details	Measure height and length.
Cost information notes	Galvanised mild steel chain link mesh with angle framing, braces etc. Complete with hinges, locking bar, lock and bolts
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	CCTV, security equipment, fencing and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Fencing and Gates - Gates, Galvanised chain link
Photo notes	-

Photo1

Photo2

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Generic Category	Gates
CG Code	33U2EA
Specific	Metal
Descriptive	Chain link on steel frame
Tech1	Galvanised
Tech2	PAIR - 2.44m wide x 1.2m high
Unit size	Each
Unit of measurement	Pair
ERC	£739
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pair of gates and gate posts. Gates to match galvanised chain link fencing with angle framing, braces etc. complete with hinges, locking bar, lock and bolts, two 100mmx100mm angle section gate posts each with one strut. Includes excavation and backfilling into firm ground,setting in concrete 1:3:6
Referencing details	Measure height and length.
Cost information notes	Galvanised mild steel chain link mesh with angle framing, braces etc. Complete with hinges, locking bar, lock and bolts
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Fencing and Gates - Gates, Galvanised chain link
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Gates
CG Code	33U2EF
Specific	Metal
Descriptive	Chain link on steel frame
Tech1	Galvanised
Tech2	PAIR - 2.44m wide x 1.8m high
Unit size	Each
Unit of measurement	Pair
ERC	£798
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pair of gates and gate posts. Gates to match galvanised chain link fencing with angle framing, braces etc. complete with hinges, locking bar, lock and bolts, two 100mmx100mm angle section gate posts each with one strut. Includes excavation and backfilling into firm ground,setting in concrete 1:3:6
Referencing details	Measure height and length.
Cost information notes	Galvanised mild steel chain link mesh with angle framing, braces etc. Complete with hinges, locking bar, lock and bolts
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Fencing and Gates - Gates, Galvanised chain link
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Gates
CG Code	33U2EK
Specific	Metal
Descriptive	Chain link on steel frame
Tech1	Galvanised
Tech2	PAIR - 4.0m wide x 0.9m high
Unit size	Pair
Unit of measurement	Pair
ERC	£1,175
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pair of gates and gate posts. Gates to match galvanised chain link fencing with angle framing, braces etc. complete with hinges, locking bar, lock and bolts, two 100mmx100mm angle section gate posts each with one strut. Includes excavation and backfilling into firm ground,setting in concrete 1:3:6
Referencing details	Measure height and length.
Cost information notes	Galvanised mild steel chain link mesh with angle framing, braces etc. Complete with hinges, locking bar, lock and bolts
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Fencing and Gates - Gates, Galvanised chain link
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Gates
CG Code	33U2EQ
Specific	Metal
Descriptive	Chain link on steel frame
Tech1	Galvanised
Tech2	PAIR - 4.0m wide x 1.2m high
Unit size	Pair
Unit of measurement	Pair
ERC	£1,212
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pair of gates and gate posts. Gates to match galvanised chain link fencing with angle framing, braces etc. complete with hinges, locking bar, lock and bolts, two 100mmx100mm angle section gate posts each with one strut. Includes excavation and backfilling into firm ground,setting in concrete 1:3:6
Referencing details	Measure height and length.
Cost information notes	Galvanised mild steel chain link mesh with angle framing, braces etc. Complete with hinges, locking bar, lock and bolts
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Fencing and Gates - Gates, Galvanised chain link
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Gates
CG Code	33U2EV
Specific	Metal
Descriptive	Chain link on steel frame
Tech1	Galvanised
Tech2	PAIR - 4.0m wide x 1.8m high
Unit size	Pair
Unit of measurement	Pair
ERC	£1,308
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pair of gates and gate posts. Gates to match galvanised chain link fencing with angle framing, braces etc. complete with hinges, locking bar, lock and bolts, two 100mmx100mm angle section gate posts each with one strut. Includes excavation and backfilling into firm ground,setting in concrete 1:3:6
Referencing details	Measure height and length.
Cost information notes	Galvanised mild steel chain link mesh with angle framing, braces etc. Complete with hinges, locking bar, lock and bolts
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Fencing and Gates - Gates, Galvanised chain link
Photo notes	-

Photo1

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Photo3

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Generic Category	Gates
CG Code	33U2F5
Specific	Metal
Descriptive	Chain link on steel frame
Tech1	Galvanised
Tech2	PAIR - 6.0m wide x 1.8m high
Unit size	Pair
Unit of measurement	Pair
ERC	£1,962
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pair of gates and gate posts. Gates to match galvanised chain link fencing with angle framing, braces etc. complete with hinges, locking bar, lock and bolts, two 100mmx100mm angle section gate posts each with one strut. Includes excavation and backfilling into firm ground,setting in concrete 1:3:6
Referencing details	Measure height and length.
Cost information notes	Galvanised mild steel chain link mesh with angle framing, braces etc. Complete with hinges, locking bar, lock and bolts
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Fencing and Gates - Gates, Galvanised chain link
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Gates
CG Code	33U2FA
Specific	Metal
Descriptive	Chain link on steel frame
Tech1	Galvanised
Tech2	PAIR - 6.0m wide x 2.4m high
Unit size	Pair
Unit of measurement	Pair
ERC	£2,616
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pair of gates and gate posts. Gates to match galvanised chain link fencing with angle framing, braces etc. complete with hinges, locking bar, lock and bolts, two 100mmx100mm angle section gate posts each with one strut. Includes excavation and backfilling into firm ground,setting in concrete 1:3:6
Referencing details	Measure height and length.
Cost information notes	Galvanised mild steel chain link mesh with angle framing, braces etc. Complete with hinges, locking bar, lock and bolts
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Fencing and Gates - Gates, Galvanised chain link
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Gates
CG Code	33U2FO
Specific	Metal
Descriptive	Chain link on steel frame
Tech1	Galvanised
Tech2	PAIR - 4.0m wide x 2.4m ht
Unit size	Pair
Unit of measurement	Pair
ERC	£1,743
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pair of gates and gate posts. Gates to match galvanised chain link fencing with angle framing, braces etc. complete with hinges, locking bar, lock and bolts, two 100mmx100mm angle section gate posts each with one strut. Includes excavation and backfilling into firm ground,setting in concrete 1:3:6
Referencing details	Measure height and length.
Cost information notes	Galvanised mild steel chain link mesh with angle framing, braces etc. Complete with hinges, locking bar, lock and bolts
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Fencing and Gates - Gates, Galvanised chain link
Photo notes	-

Photo1

Photo2

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Generic Category	Gates
CG Code	33U2J5
Specific	Metal
Descriptive	Chain link on steel frame
Tech1	Plastic coated
Tech2	PAIR - 2.44m wide x 0.9m high
Unit size	Pair
Unit of measurement	Pair
ERC	£626
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pair of gates and gate posts. Gates to match galvanised chain link fencing with angle framing, braces etc. complete with hinges, locking bar, lock and bolts, two 100mmx100mm angle section gate posts each with one strut. Includes excavation and backfilling into firm ground,setting in concrete 1:3:6
Referencing details	Measure height and length.
Cost information notes	Galvanised mild steel chain link mesh with angle framing, braces etc. Complete with hinges, locking bar, lock and bolts
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Fencing and Gates - Gates, Galvanised chain link
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Gates
CG Code	33U2JA
Specific	Metal
Descriptive	Chain link on steel frame
Tech1	Plastic coated
Tech2	PAIR - 2.44m wide x 1.2m high
Unit size	Pair
Unit of measurement	Pair
ERC	£643
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pair of gates and gate posts. Gates to match galvanised chain link fencing with angle framing, braces etc. complete with hinges, locking bar, lock and bolts, two 100mmx100mm angle section gate posts each with one strut. Includes excavation and backfilling into firm ground,setting in concrete 1:3:6
Referencing details	Measure height and length.
Cost information notes	Galvanised mild steel chain link mesh with angle framing, braces etc. Complete with hinges, locking bar, lock and bolts
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Fencing and Gates - Gates, Galvanised chain link
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Gates
CG Code	33U2JF
Specific	Metal
Descriptive	Chain link on steel frame
Tech1	Plastic coated
Tech2	PAIR - 2.44m wide x 1.8m high
Unit size	Pair
Unit of measurement	Pair
ERC	£692
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pair of gates and gate posts. Gates to match galvanised chain link fencing with angle framing, braces etc. complete with hinges, locking bar, lock and bolts, two 100mmx100mm angle section gate posts each with one strut. Includes excavation and backfilling into firm ground,setting in concrete 1:3:6
Referencing details	Measure height and length.
Cost information notes	Galvanised mild steel chain link mesh with angle framing, braces etc. Complete with hinges, locking bar, lock and bolts
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Fencing and Gates - Gates, Galvanised chain link
Photo notes	-

Photo1

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Generic Category	Gates
CG Code	33U315
Specific	Metal
Descriptive	Galvanised steel security
Tech1	Sliding cantilevered
Tech2	7.0m wide x 3.0m ht
Unit size	Each
Unit of measurement	Nr
ERC	£11,560
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Sliding cantilevered security gate- remote electronic operation, close vertical bars within steel frame. Size 3m high x 7m wide. Includes support posts, sliding track, locking mechanisms and all electrics (motors and controls) for automation.
Referencing details	Measure between support posts
Cost information notes	Includes support posts, sliding track, locking mechanisms and electronic motors and controls
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	CCTV, security equipment, fencing and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Sliding cantilevered gate
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Gates
CG Code	33U2ZA
Specific	Metal
Descriptive	Palisade steel secure
Tech1	Galvanised
Tech2	PAIR - 4m wide x 2.4m high
Unit size	Pair
Unit of measurement	Pair
ERC	£726
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Galvanised steel palisade gate- PAIR single swing 2.4m high, 4m wide on steel posts.
Referencing details	Measure between support posts
Cost information notes	Excludes highly specialised locking systems, remote controls and any electronic attachments for security systems. If set into higher fencing also excludes fence area above gate head
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	CCTV, security equipment, fencing and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pallisade Gates
Photo notes	-

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Generic Category	Gates
CG Code	33U2ZF
Specific	Metal
Descriptive	Palisade steel secure
Tech1	Galvanised
Tech2	PAIR - 5m wide x 3.0m high
Unit size	Pair
Unit of measurement	Pair
ERC	£951
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Gates - metal - Palisade steel secure PAIR - Galvanised - 5m wide x 3.0m ht Includes gate posts
Referencing details	Measure between support posts
Cost information notes	Excludes highly specialised locking systems, remote controls and any electronic attachments for security systems. If set into higher fencing also excludes fence area above gate head
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	CCTV, security equipment, fencing and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pallisade Gates
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Gates
CG Code	33U2R10
Specific	Metal
Descriptive	Razor mesh
Tech1	50mm x 50mm box section frame ; 2.4m high
Tech2	Single including posts
Unit size	Each
Unit of measurement	Each
ERC	£521
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Gates - metal - Razor mesh -50mm x 50mm box section frame - Single including posts - 2.4m ht. Includes gate post, bracket for razor wire and razor wire topping.
Referencing details	Count individual items. Measure height and width
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Gates
CG Code	33U2R11
Specific	Metal
Descriptive	Razor mesh
Tech1	50mm x 50mm box section frame ; 2.4m high
Tech2	PAIR including posts
Unit size	Pair
Unit of measurement	Pair
ERC	£1,506
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Gates - metal - razor mesh - 50mm x 50mm box section frame- PAIR including posts - 5m wide x 2.4M high
Referencing details	Per pair - based on width and height.
Cost information notes	Pair of gates and gate posts; gates to match fencing with angle framing, braces etc. Complete with hinges, locking bar, lock and bolts, two 100mmx100mm angle section gate posts, each with one strut. Includes brackets and razor wire topping .
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Gates
CG Code	33UTS1
Specific	Metal
Descriptive	Security turnstile
Tech1	With cage - 2.3m ht
Tech2	Mechanical ; Stainless steel or galvanised
Unit size	Each
Unit of measurement	Each
ERC	£5,964
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Gates -Security turnstile - Mechanical - With cage - 2.3m ht Stainless steel or galvanised – Painted. Cost includes supply and installation with push button panel.
Referencing details	Note height, age and operation. Electronic controls or manual.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	CCTV, security equipment, fencing and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Gates
CG Code	33UTS2
Specific	Metal
Descriptive	Security turnstile
Tech1	With cage - 2.3m ht
Tech2	Electrical ; Card access or remote push button
Unit size	Each
Unit of measurement	Each
ERC	£9,720
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Gates -Security turnstile - Electrical - With cage - 2.3m ht Stainless steel or galvanised – Painted. Cost includes supply and installation with push button panel.
Referencing details	Note height, age and operation. Electronic controls or manual.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	CCTV, security equipment, fencing and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Gates
CG Code	33U2X6
Specific	Metal
Descriptive	Steel field gate
Tech1	Hollow tubular section - 5 bars ; on steel posts
Tech2	3.0m wide
Unit size	Each
Unit of measurement	Each
ERC	£559
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Field gates; galvanised including ironmongery; diamond braced; 1.8m high; two tubular steel posts set in concrete
Referencing details	Measure length of gate.
Cost information notes	Cost deemed to cover gates from 2.9m to 3.5m wide
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Gates
CG Code	33U2ZH
Specific	Metal
Descriptive	Unclimbable
Tech1	Flat section framing ; inc posts
Tech2	PAIR - 1.2m x 2.1m high
Unit size	Pair
Unit of measurement	Pair
ERC	£1,323
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	PAIR of gates and gate posts to match mild steel unclimbable fencing, with flat section framing, braces etc complete with locking bar, lock, handles, drop bolt, gate stop and holding back catches. Two 102mmx102mm hollow section gate posts with cap and foot plates Cost includes excavating post holes and backfilling and levelling.
Referencing details	Measure between support posts
Cost information notes	Excludes highly specialised locking systems, remote controls and any electronic attachments for security systems. If set into higher fencing also excludes fence area above gate head
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	CCTV, security equipment, fencing and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Gates
CG Code	33U2ZK
Specific	Metal
Descriptive	Unclimbable
Tech1	Flat section framing ; inc posts
Tech2	Pair ; 2.4m x 2.1m high
Unit size	Pair
Unit of measurement	Pair
ERC	£2,233
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	PAIR of gates and gate posts to match mild steel unclimbable fencing, with flat section framing, braces etc complete with locking bar, lock, handles, drop bolt, gate stop and holding back catches. Two 102mmx102mm hollow section gate posts with cap and foot plates Cost includes excavating post holes and backfilling and levelling.
Referencing details	Measure between support posts
Cost information notes	Excludes highly specialised locking systems, remote controls and any electronic attachments for security systems. If set into higher fencing also excludes fence area above gate head
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	CCTV, security equipment, fencing and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Gates
CG Code	33U2ZM
Specific	Metal
Descriptive	Unclimbable
Tech1	Flat section framing ; inc posts
Tech2	PAIR - 1.2m x 2.4m high
Unit size	Pair
Unit of measurement	Pair
ERC	£1,513
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	PAIR of gates and gate posts to match mild steel unclimbable fencing, with flat section framing, braces etc complete with locking bar, lock, handles, drop bolt, gate stop and holding back catches. Two 102mmx102mm hollow section gate posts with cap and foot plates Cost includes excavating post holes and backfilling and levelling.
Referencing details	Measure between support posts
Cost information notes	Excludes highly specialised locking systems, remote controls and any electronic attachments for security systems. If set into higher fencing also excludes fence area above gate head
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	CCTV, security equipment, fencing and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Gates
CG Code	33U2ZN
Specific	Metal
Descriptive	Unclimbable
Tech1	Flat section framing ; inc posts
Tech2	Pair ; 2.4m x 2.4m high
Unit size	Pair
Unit of measurement	Pair
ERC	£2,553
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	PAIR of gates and gate posts to match mild steel unclimbable fencing, with flat section framing, braces etc complete with locking bar, lock, handles, drop bolt, gate stop and holding back catches. Two 102mmx102mm hollow section gate posts with cap and foot plates Cost includes excavating post holes and backfilling and levelling.
Referencing details	Measure between support posts
Cost information notes	Excludes highly specialised locking systems, remote controls and any electronic attachments for security systems. If set into higher fencing also excludes fence area above gate head
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	CCTV, security equipment, fencing and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Gates
CG Code	33U2X5
Specific	Timber
Descriptive	Field gate
Tech1	Softwood treated 5 barred ; post included
Tech2	3m wide
Unit size	Each
Unit of measurement	Each
ERC	£678
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Field gate complete with wrought iron ironmongery; type 5 bar diamond braced; 1.80m high, hung on 200mm x 200mm posts all treated softwood. 3000mm wide
Referencing details	Count number of gates
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	CCTV, security equipment, fencing and external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Gates - Timber -
Photo notes	-

Photo1

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Generic Category	GRP Cabinet
CG Code	63M1F1
Specific	Glass Reinforced Plastic Cabinet or Enclosure
Descriptive	Enclosure without concrete base
Tech1	Surface area = 0 - 2.25m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£986
Superseded codes	42U50E, 42U50G, 42U50L, 42U50J, 42U50L, 42U50A, 42U50C, 42U50N
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Glass reinforced plastic cabinet or container used to house switchgear, cables, pipes, etc. Larger enclosures can be used to house larger items of plant and machinery and provide storage and site accommodation.
Referencing details	Measure surface area of walls and roof
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

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Back

Generic Category	GRP Cabinet
CG Code	63M1F1A
Specific	Glass Reinforced Plastic Cabinet or Enclosure
Descriptive	Enclosure without concrete base
Tech1	Surface area = 2.25 - 4.4m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£634
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Glass reinforced plastic cabinet or container used to house switchgear, cables, pipes, etc. Larger enclosures can be used to house larger items of plant and machinery and provide storage and site accommodation.
Referencing details	Measure surface area of walls and roof
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

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Generic Category	GRP Cabinet
CG Code	63M1F1B
Specific	Glass Reinforced Plastic Cabinet or Enclosure
Descriptive	Enclosure without concrete base
Tech1	Surface area = 4.4 - 5m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£486
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Glass reinforced plastic cabinet or container used to house switchgear, cables, pipes, etc. Larger enclosures can be used to house larger items of plant and machinery and provide storage and site accommodation.
Referencing details	Measure surface area of walls and roof
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

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Generic Category	GRP Cabinet
CG Code	63M1F1C
Specific	Glass Reinforced Plastic Cabinet or Enclosure
Descriptive	Enclosure without concrete base
Tech1	Surface area = 5 - 5.5m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£437
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Glass reinforced plastic cabinet or container used to house switchgear, cables, pipes, etc. Larger enclosures can be used to house larger items of plant and machinery and provide storage and site accommodation.
Referencing details	Measure surface area of walls and roof
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	GRP Cabinet
CG Code	63M1F1D
Specific	Glass Reinforced Plastic Cabinet or Enclosure
Descriptive	Enclosure without concrete base
Tech1	Surface area = 5.5 - 7m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£401
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Glass reinforced plastic cabinet or container used to house switchgear, cables, pipes, etc. Larger enclosures can be used to house larger items of plant and machinery and provide storage and site accommodation.
Referencing details	Measure surface area of walls and roof
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

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Generic Category	GRP Cabinet
CG Code	63M1F1E
Specific	Glass Reinforced Plastic Cabinet or Enclosure
Descriptive	Enclosure without concrete base
Tech1	Surface area = 7 - 9m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£339
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Glass reinforced plastic cabinet or container used to house switchgear, cables, pipes, etc. Larger enclosures can be used to house larger items of plant and machinery and provide storage and site accommodation.
Referencing details	Measure surface area of walls and roof
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

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Generic Category	GRP Cabinet
CG Code	63M1F1F
Specific	Glass Reinforced Plastic Cabinet or Enclosure
Descriptive	Enclosure without concrete base
Tech1	Surface area = 9 - 12.5m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£265
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Glass reinforced plastic cabinet or container used to house switchgear, cables, pipes, etc. Larger enclosures can be used to house larger items of plant and machinery and provide storage and site accommodation.
Referencing details	Measure surface area of walls and roof
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

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Generic Category	GRP Cabinet
CG Code	63M1F1G
Specific	Glass Reinforced Plastic Cabinet or Enclosure
Descriptive	Enclosure without concrete base
Tech1	Surface area = 12.5m2 - 14m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£221
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Glass reinforced plastic cabinet or container used to house switchgear, cables, pipes, etc. Larger enclosures can be used to house larger items of plant and machinery and provide storage and site accommodation.
Referencing details	Measure surface area of walls and roof
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

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Generic Category	GRP Cabinet
CG Code	63M1F1H
Specific	Glass Reinforced Plastic Cabinet or Enclosure
Descriptive	Enclosure without concrete base
Tech1	Surface area = 14m2 - 25m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£217
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Glass reinforced plastic cabinet or container used to house switchgear, cables, pipes, etc. Larger enclosures can be used to house larger items of plant and machinery and provide storage and site accommodation.
Referencing details	Measure surface area of walls and roof
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

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Generic Category	GRP Cabinet
CG Code	63M1F1J
Specific	Glass Reinforced Plastic Cabinet or Enclosure
Descriptive	Enclosure without concrete base
Tech1	Surface area = 25m2 - 30m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£183
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Glass reinforced plastic cabinet or container used to house switchgear, cables, pipes, etc. Larger enclosures can be used to house larger items of plant and machinery and provide storage and site accommodation.
Referencing details	Measure surface area of walls and roof
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

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Generic Category	GRP Cabinet
CG Code	63M1F1K
Specific	Glass Reinforced Plastic Cabinet or Enclosure
Descriptive	Enclosure including concrete base
Tech1	Surface area = 30m2 - 40m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£169
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Glass reinforced plastic cabinet or container used to house switchgear, cables, pipes, etc. Larger enclosures can be used to house larger items of plant and machinery and provide storage and site accommodation.
Referencing details	Measure surface area of walls and roof
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

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Generic Category	GRP Cabinet
CG Code	63M1F1L
Specific	Glass Reinforced Plastic Cabinet or Enclosure
Descriptive	Enclosure including concrete base
Tech1	Surface area = 40m2 - 45m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£154
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Glass reinforced plastic cabinet or container used to house switchgear, cables, pipes, etc. Larger enclosures can be used to house larger items of plant and machinery and provide storage and site accommodation.
Referencing details	Measure surface area of walls and roof
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

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Generic Category	GRP Cabinet
CG Code	63M1F1M
Specific	Glass Reinforced Plastic Cabinet or Enclosure
Descriptive	Enclosure including concrete base
Tech1	Surface area = 45 - 57m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£147
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Glass reinforced plastic cabinet or container used to house switchgear, cables, pipes, etc. Larger enclosures can be used to house larger items of plant and machinery and provide storage and site accommodation.
Referencing details	Measure surface area of walls and roof
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

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Back

Generic Category	GRP Cabinet
CG Code	63M1F1N
Specific	Glass Reinforced Plastic Cabinet or Enclosure
Descriptive	Enclosure including concrete base
Tech1	Surface area = 57m2 - 65m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£147
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Glass reinforced plastic cabinet or container used to house switchgear, cables, pipes, etc. Larger enclosures can be used to house larger items of plant and machinery and provide storage and site accommodation.
Referencing details	Measure surface area of walls and roof
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	GRP Cabinet
CG Code	63M1F1P
Specific	Glass Reinforced Plastic Cabinet or Enclosure
Descriptive	Enclosure including concrete base
Tech1	Surface area = 65m2 - 77m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£141
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Glass reinforced plastic cabinet or container used to house switchgear, cables, pipes, etc. Larger enclosures can be used to house larger items of plant and machinery and provide storage and site accommodation.
Referencing details	Measure surface area of walls and roof
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	GRP Cabinet
CG Code	63M1F1Q
Specific	Glass Reinforced Plastic Cabinet or Enclosure
Descriptive	Enclosure including concrete base
Tech1	Surface area = 77m2 - 80m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£137
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Glass reinforced plastic cabinet or container used to house switchgear, cables, pipes, etc. Larger enclosures can be used to house larger items of plant and machinery and provide storage and site accommodation.
Referencing details	Measure surface area of walls and roof
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	GRP Cabinet
CG Code	63M1F1R
Specific	Glass Reinforced Plastic Cabinet or Enclosure
Descriptive	Enclosure including concrete base
Tech1	Surface area = 80m2 - 130m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£133
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Glass reinforced plastic cabinet or container used to house switchgear, cables, pipes, etc. Larger enclosures can be used to house larger items of plant and machinery and provide storage and site accommodation.
Referencing details	Measure surface area of walls and roof
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	GRP Cabinet
CG Code	63M1F1S
Specific	Glass Reinforced Plastic Cabinet or Enclosure
Descriptive	Enclosure including concrete base
Tech1	Surface area = 130m2 - 170m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£127
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Glass reinforced plastic cabinet or container used to house switchgear, cables, pipes, etc. Larger enclosures can be used to house larger items of plant and machinery and provide storage and site accommodation.
Referencing details	Measure surface area of walls and roof
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	GRP Cabinet
CG Code	63M1F1T
Specific	Glass Reinforced Plastic Cabinet or Enclosure
Descriptive	Enclosure including concrete base
Tech1	Surface area = 170m2 - 200m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£119
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Glass reinforced plastic cabinet or container used to house switchgear, cables, pipes, etc. Larger enclosures can be used to house larger items of plant and machinery and provide storage and site accommodation.
Referencing details	Measure surface area of walls and roof
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	GRP Cabinet
CG Code	63M1F1U
Specific	Glass Reinforced Plastic Cabinet or Enclosure
Descriptive	Enclosure including concrete base
Tech1	Surface area = Over 200m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£112
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Glass reinforced plastic cabinet or container used to house switchgear, cables, pipes, etc. Larger enclosures can be used to house larger items of plant and machinery and provide storage and site accommodation.
Referencing details	Measure surface area of walls and roof
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Hoists
CG Code	211C01
Specific	Chain Block
Descriptive	Electric ; Single speed 3m lift height
Tech1	0.5 tonne
Tech2	500kg
Unit size	-
Unit of measurement	Each
ERC	£2,563
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Electric powered lifting device for loads that are too heavy for manual handling. Usually hooked under a suitable beam, jib or davit able to support the load, with single speed travel.
Referencing details	Record maximum lifting weight (Safe Working Load - SWL) and lifting height. Note support structure.
Cost information notes	-
rateable element	Hoist rateable under Class 2(b) and supports under Class 4 Table 3.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Electric chain hoist (red) travels along yellow beam under power, with chain used to lift load. Photo 2 - example of beam used to support chain hoist.
Photo notes	-

Photo1

Photo2

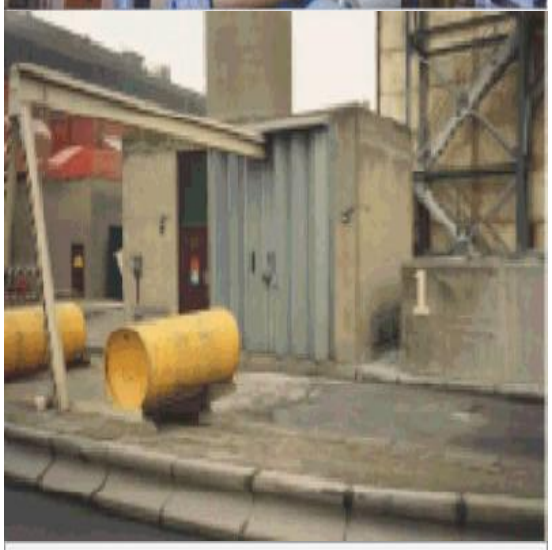

Photo3

Back

Generic Category	Hoists
CG Code	211C02
Specific	Chain Block
Descriptive	Electric ; Single speed 3m lift height
Tech1	1 tonne
Tech2	1,000kg
Unit size	-
Unit of measurement	Each
ERC	£2,900
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Electric powered lifting device for loads that are too heavy for manual handling. Usually hooked under a suitable beam, jib or davit able to support the load, with single speed travel.
Referencing details	Record maximum lifting weight (Safe Working Load - SWL) and lifting height. Note support structure.
Cost information notes	-
rateable element	Hoist rateable under Class 2(b) and supports under Class 4 Table 3.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Electric chain hoist (red) travels along yellow beam under power, with chain used to lift load. Photo 2 - example of beam used to support chain hoist.
Photo notes	-

Photo1

Photo2

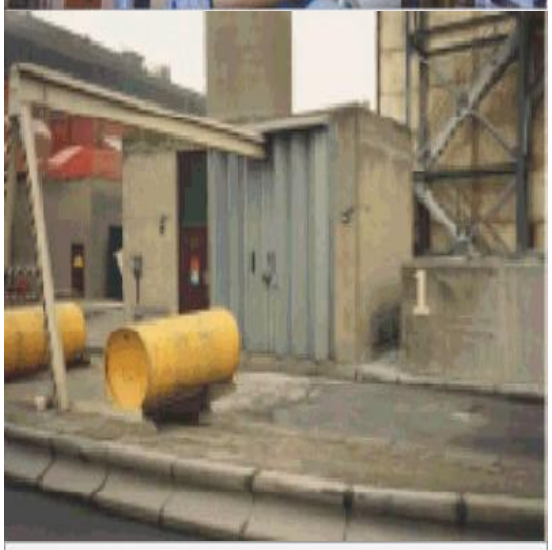

Photo3

Back

Generic Category	Hoists
CG Code	211C04
Specific	Chain Block
Descriptive	Electric ; Single speed 3m lift height
Tech1	5 tonne
Tech2	5,000kg
Unit size	-
Unit of measurement	Each
ERC	£5,665
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Electric powered lifting device for loads that are too heavy for manual handling. Usually hooked under a suitable beam, jib or davit able to support the load, with single speed travel.
Referencing details	Record maximum lifting weight (Safe Working Load - SWL) and lifting height. Note support structure.
Cost information notes	-
rateable element	Hoist rateable under Class 2(b) and supports under Class 4 Table 3.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Electric chain hoist (red) travels along yellow beam under power, with chain used to lift load. Photo 2 - example of beam used to support chain hoist.
Photo notes	-

Photo1

Photo2

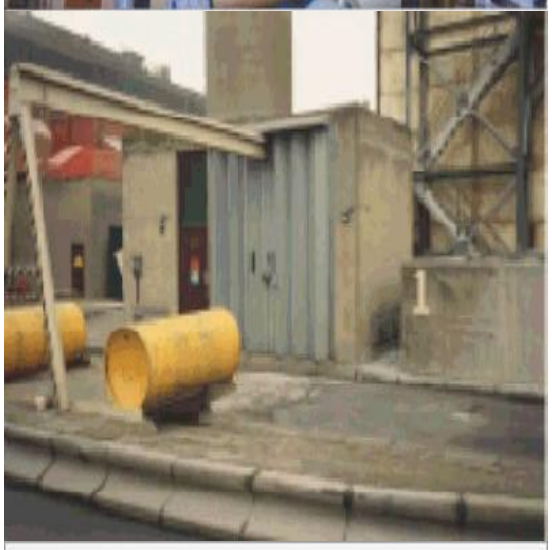

Photo3

Back

Generic Category	Hoists
CG Code	211C70
Specific	Chain Block
Descriptive	Hand Operated
Tech1	0.5 tonne
Tech2	500kg
Unit size	-
Unit of measurement	Each
ERC	£263
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Hand operated lifting device for loads that are too heavy for manual handling. Usually hooked under a suitable beam, jib or davit able to support the load.
Referencing details	Record maximum lifting weight (Safe working Load - SWL) and lifting height.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Hand operated chain block
Photo notes	-

Photo1

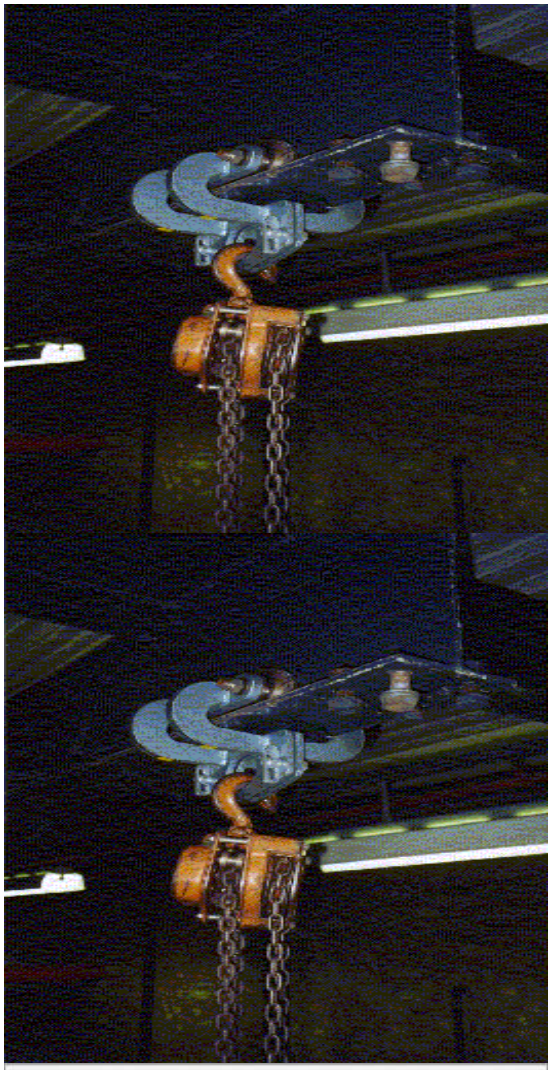

Photo2

Photo3

Back

Generic Category	Hoists
CG Code	211C71
Specific	Chain Block
Descriptive	Hand Operated
Tech1	1 tonne
Tech2	1,000kg
Unit size	-
Unit of measurement	Each
ERC	£283
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Hand operated lifting device for loads that are too heavy for manual handling. Usually hooked under a suitable beam, jib or davit able to support the load.
Referencing details	Record maximum lifting weight (Safe working Load - SWL) and lifting height.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Hand operated chain block
Photo notes	-

Photo1

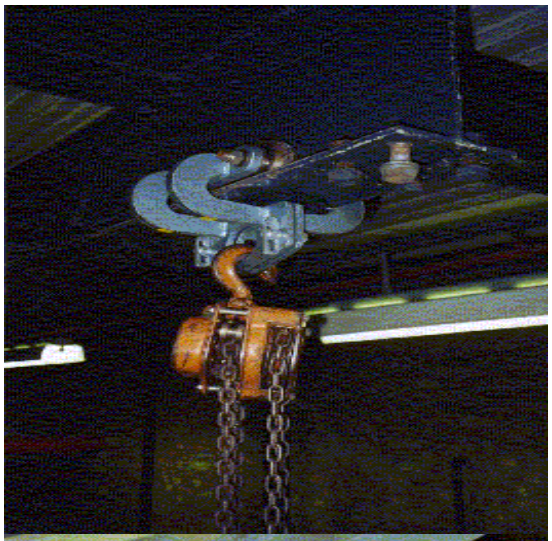

Photo2

Photo3

Back

Generic Category	Hoists
CG Code	211C72
Specific	Chain Block
Descriptive	Hand Operated
Tech1	2 tonne
Tech2	2,000kg
Unit size	-
Unit of measurement	Each
ERC	£386
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Hand operated lifting device for loads that are too heavy for manual handling. Usually hooked under a suitable beam, jib or davit able to support the load.
Referencing details	Record maximum lifting weight (Safe working Load - SWL) and lifting height.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Hand operated chain block
Photo notes	-

Photo1

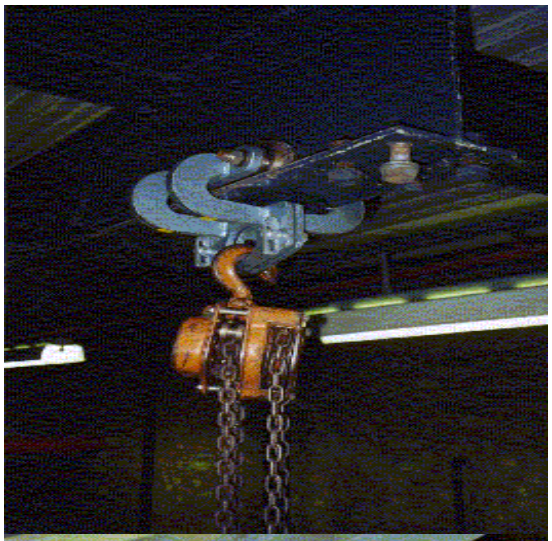

Photo2

Photo3

Back

Generic Category	Hoists
CG Code	211C73
Specific	Chain Block
Descriptive	Hand Operated
Tech1	3 tonne
Tech2	3,000kg
Unit size	-
Unit of measurement	Each
ERC	£519
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Hand operated lifting device for loads that are too heavy for manual handling. Usually hooked under a suitable beam, jib or davit able to support the load.
Referencing details	Record maximum lifting weight (Safe working Load - SWL) and lifting height.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Hand operated chain block
Photo notes	-

Photo1

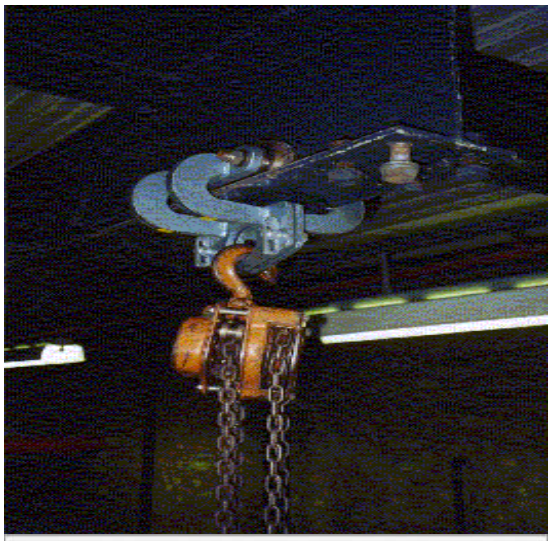

Photo2

Photo3

Back

Generic Category	Hoists
CG Code	211C74
Specific	Chain Block
Descriptive	Hand Operated
Tech1	5 tonne
Tech2	5,000kg
Unit size	-
Unit of measurement	Each
ERC	£672
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Hand operated lifting device for loads that are too heavy for manual handling. Usually hooked under a suitable beam, jib or davit able to support the load.
Referencing details	Record maximum lifting weight (Safe working Load - SWL) and lifting height.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Hand operated chain block
Photo notes	-

Photo1

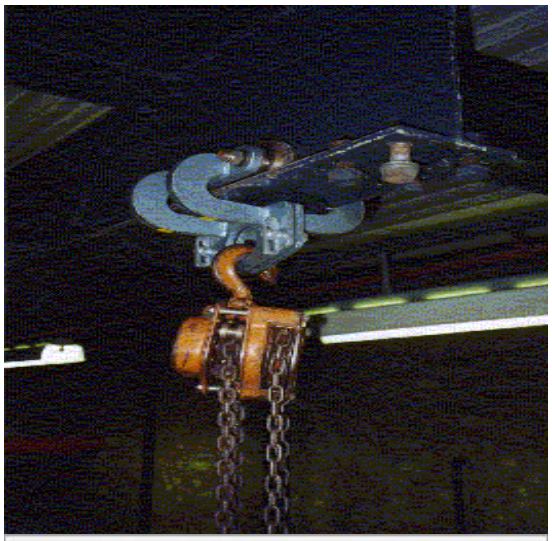

Photo2

Photo3

Back

Generic Category	Hoists
CG Code	211C03
Specific	Chain Block (electric)
Descriptive	Single speed 3m lift height
Tech1	2 tonne
Tech2	2,000kg
Unit size	-
Unit of measurement	Each
ERC	£3,942
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Electric powered lifting device for loads that are too heavy for manual handling. Usually hooked under a suitable beam, jib or davit able to support the load, with single speed travel.
Referencing details	Record maximum lifting weight (Safe Working Load - SWL) and lifting height. Note support structure.
Cost information notes	-
rateable element	Hoist rateable under Class 2(b) and supports under Class 4 Table 3.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Electric chain hoist (red) travels along yellow beam under power, with chain used to lift load. Photo 2 - example of beam used to support chain hoist.
Photo notes	-

Photo1

Photo2

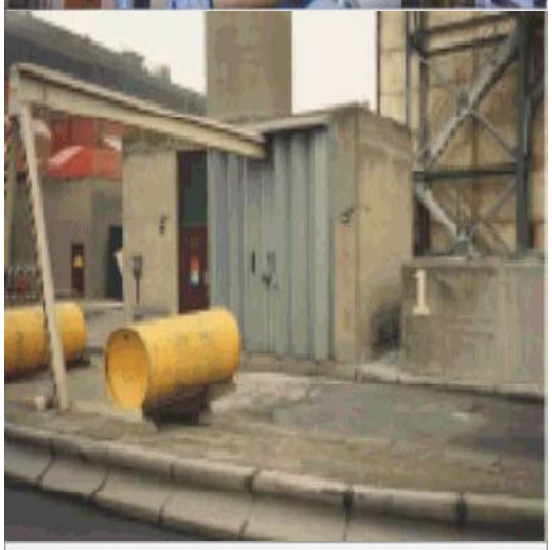

Photo3

Back

Generic Category	Hoists
CG Code	211C50
Specific	Davit Jib and Support
Descriptive	Lift height 2m
Tech1	Lifting weight 0.25 tonne (250kg)
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£2,253
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Davits were originally used on boats to lower life boats into the water. A davit is a small crane used to safely lower goods or personel. They are frequently used to lower personel into confined spaces and comprise a swinging jib arm usually bolted to base pad or directly to the floor and a lifting mechanism.
Referencing details	Record maximum safe working load (SWL), arm length and height.
Cost information notes	-
rateable element	Rateable under Class 3(b) and Class 4 Table 3
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-

Photo notes -

Photo1

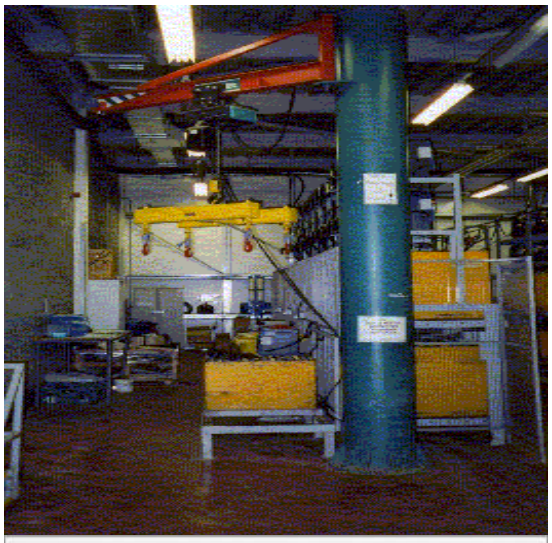

Photo2

Photo3

Back

Generic Category	Hoists
CG Code	211C62
Specific	Lifting Beam
Descriptive	Beam between two support points ht 3m
Tech1	Length of beam 5m
Tech2	Beam size 203mm x 133mm - wt 30kg
Unit size	-
Unit of measurement	Each
ERC	£355
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	This can be either a simple beam cantilevered from a structure to support a hoist mechanism, a simple steel beam used within a building or between buildings to support a hoist for moving or lifting purposes, or a beam supported on A frames.
Referencing details	Measure beam dimensions and length.
Cost information notes	Cost is exclusive of specialist foundations. In most locations where A-frame; supports are used these will be supported from the floor slab. Cost relates to typical installation. Maximum weight for beam not to exceed 3 tonnes. For hoisting equipment see other sections (i.e. 211C01).
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description Steel beam on A frame support.

Photo notes -

Photo1

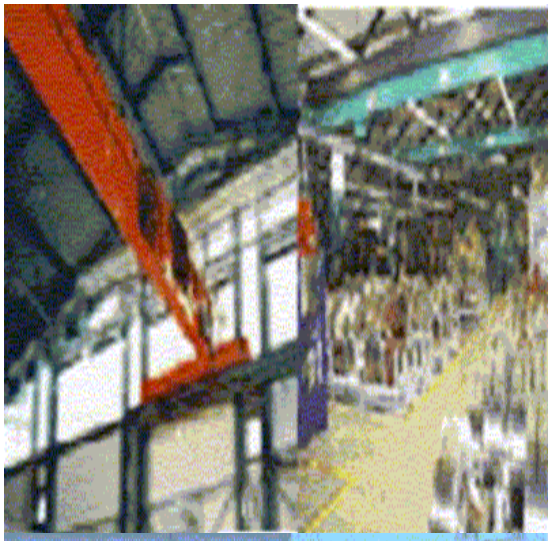

Photo2

Photo3

Back

Generic Category	Hoists
CG Code	211C63
Specific	Lifting Beam
Descriptive	Beam between two support points ht 3m
Tech1	Length of beam 5m
Tech2	Beam size 254mm x 146mm - wt 37kg
Unit size	-
Unit of measurement	Each
ERC	£438
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	This can be either a simple beam cantilevered from a structure to support a hoist mechanism, a simple steel beam used within a building or between buildings to support a hoist for moving or lifting purposes, or a beam supported on A frames.
Referencing details	Measure beam dimensions and length.
Cost information notes	Cost is exclusive of specialist foundations. In most locations where A-frame; supports are used these will be supported from the floor slab. Cost relates to typical installation. Maximum weight for beam not to exceed 3 tonnes. For hoisting equipment see other sections (i.e. 211C01).
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description Steel beam on A frame support.

Photo notes -

Photo1

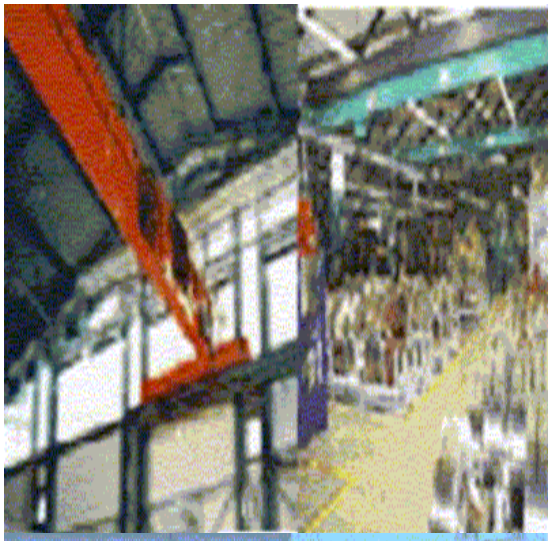

Photo2

Photo3

Back

Generic Category	Hoists
CG Code	211C64
Specific	Lifting Beam
Descriptive	Beam on A frame supports 3m high
Tech1	Length of beam 7.5m
Tech2	Beam size 203mm x 133mm - wt 30kg
Unit size	-
Unit of measurement	Each
ERC	£532
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	This can be either a simple beam cantilevered from a structure to support a hoist mechanism, a simple steel beam used within a building or between buildings to support a hoist for moving or lifting purposes, or a beam supported on A frames.
Referencing details	Measure beam dimensions and length.
Cost information notes	Cost is exclusive of specialist foundations. In most locations where A-frame; supports are used these will be supported from the floor slab. Cost relates to typical installation. Maximum weight for beam not to exceed 3 tonnes. For hoisting equipment see other sections (i.e. 211C01).
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description Steel beam on A frame support.

Photo notes -

Photo1

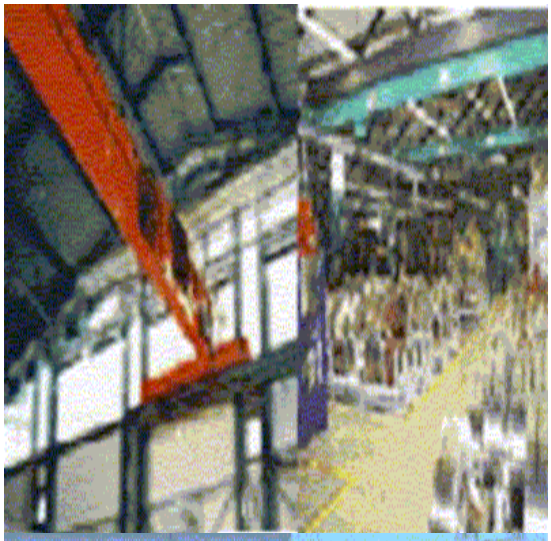

Photo2

Photo3

Back

Generic Category	Hoists
CG Code	211C65
Specific	Lifting Beam
Descriptive	Beam on A frame supports 3m high
Tech1	Length of beam 7.5m
Tech2	Beam size 254mm x 146mm - wt 37kg
Unit size	-
Unit of measurement	Each
ERC	£2,116
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	This can be either a simple beam cantilevered from a structure to support a hoist mechanism, a simple steel beam used within a building or between buildings to support a hoist for moving or lifting purposes, or a beam supported on A frames.
Referencing details	Measure beam dimensions and length.
Cost information notes	Cost is exclusive of specialist foundations. In most locations where A-frame; supports are used these will be supported from the floor slab. Cost relates to typical installation. Maximum weight for beam not to exceed 3 tonnes. For hoisting equipment see other sections (i.e. 211C01).
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description Steel beam on A frame support.

Photo notes -

Photo1

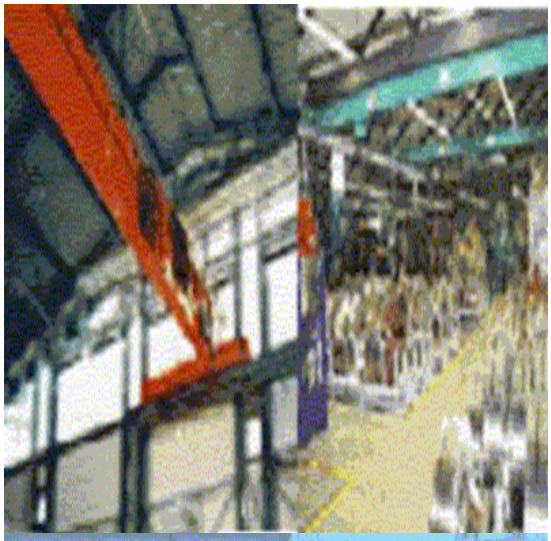

Photo2

Photo3

Back

Generic Category	Hoists
CG Code	211C60
Specific	Lifting Beam
Descriptive	Steel cantilever beam ht. 3m
Tech1	Length of beam 2.5m
Tech2	Beam size 203mm x 133mm - wt 30kg
Unit size	-
Unit of measurement	Each
ERC	£177
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	This can be either a simple beam cantilevered from a structure to support a hoist mechanism, a simple steel beam used within a building or between buildings to support a hoist for moving or lifting purposes, or a beam supported on A frames.
Referencing details	Measure beam dimensions and length.
Cost information notes	Costs are exclusive of specialist foundations. In most locations where A-frame; supports are used these will be supported from the floor slab. Costs relate to typical installations. Maximum weight for beam not to exceed 3 tonnes. For hoisting equipment see other sections (i.e. 211C01).
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description Steel beam on A frame support.

Photo notes -

Photo1

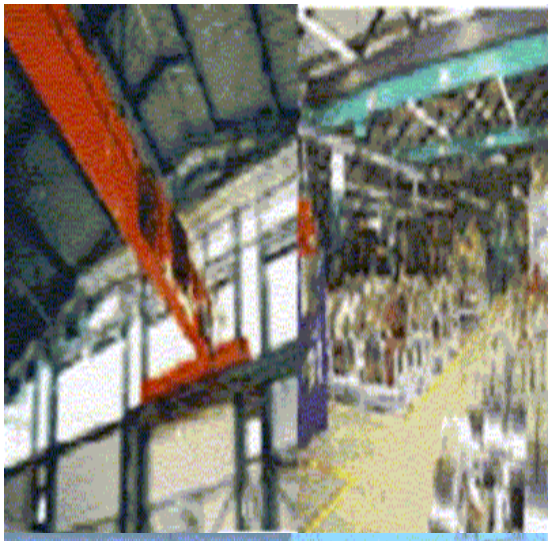

Photo2

Photo3

Back

Generic Category	Hoists
CG Code	211C61
Specific	Lifting Beam
Descriptive	Steel cantilever beam ht. 3m
Tech1	Length of beam 2.5m
Tech2	Beam size 254mm x 146mm - wt 37kg
Unit size	-
Unit of measurement	Each
ERC	£219
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	This can be either a simple beam cantilevered from a structure to support a hoist mechanism, a simple steel beam used within a building or between buildings to support a hoist for moving or lifting purposes, or a beam supported on A frames.
Referencing details	Measure beam dimensions and length.
Cost information notes	Costs are exclusive of specialist foundations. In most locations where A-frame; supports are used these will be supported from the floor slab. Costs relate to typical installations. Maximum weight for beam not to exceed 3 tonnes. For hoisting equipment see other sections (i.e. 211C01).
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description Steel beam on A frame support.

Photo notes -

Photo1

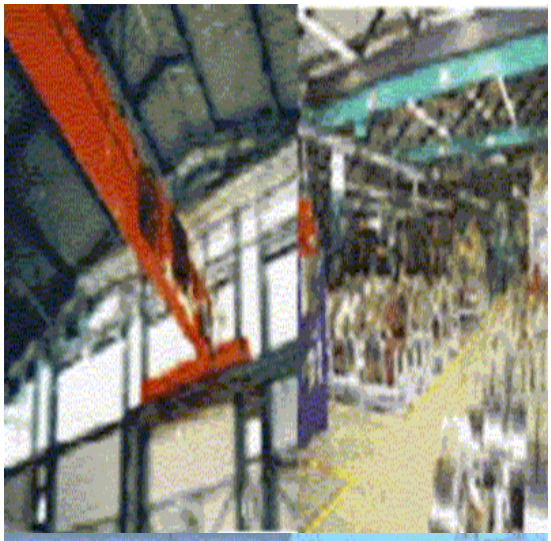

Photo2

Photo3

Back

Generic Category	Hoists
CG Code	211C31
Specific	Wire rope
Descriptive	Hoist speed 16m per minute
Tech1	Lift height 22m
Tech2	Max lifting weight 1.0 tonne
Unit size	-
Unit of measurement	Each
ERC	£9,711
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Hoists come in several formations and generally they are regarded as the mechanical part of lifting apparatus. An engine with a drum used for winding up a load, tackle for raising goods. For over-head hoists, where they operate within twin support beams, which move up and down a shop floor, the whole unit is more correctly described as a moving traveller and should be rated accordingly. Where, however, the engine and drum move along a simple beam, this can be correctly described as a hoist. Hoist lifting platforms within cages (shafts) i.e. Dumb Waiters and goods part lifts are lightweight forms of lifts. Goods/Passenger hoists with wire cages are usually found in industrial premises. The Electric wire rope hoist has a heavy duty wire rope wound onto a drum and attached to a hook, powered by an electric motor to raise and lower objects.
Referencing details	Speeds across the main beam and lifting speeds may be single or multiple. The lifting attachment may be chain or wire rope. NOTE: weight limit and height of lift.
Cost information notes	The motor and cable drum plus the manual controls have been included in the cost
rateable element	A hoist is rateable under Class 3(b). There are no limitations on size; whether the item is a structure or what can be included. It is assumed that the supporting beam is additional to the cost of the hoist and should be rated under Class 4 Table 3 supports.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Hoists
CG Code	211C33
Specific	Wire rope
Descriptive	Hoist speed 4m per minute
Tech1	Lift height 5.0m
Tech2	Max lifting weight 2.0 tonne
Unit size	-
Unit of measurement	Each
ERC	£9,912
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Hoists come in several formations and generally they are regarded as the mechanical part of lifting apparatus. An engine with a drum used for winding up a load, tackle for raising goods. For over-head hoists, where they operate within twin support beams, which move up and down a shop floor, the whole unit is more correctly described as a moving traveller and should be rated accordingly. Where, however, the engine and drum move along a simple beam, this can be correctly described as a hoist. Hoist lifting platforms within cages (shafts) i.e. Dumb Waiters and goods part lifts are lightweight forms of lifts. Goods/Passenger hoists with wire cages are usually found in industrial premises. The Electric wire rope hoist has a heavy duty wire rope wound onto a drum and attached to a hook, powered by an electric motor to raise and lower objects.
Referencing details	Speeds across the main beam and lifting speeds may be single or multiple. The lifting attachment may be chain or wire rope. NOTE: weight limit and height of lift.
Cost information notes	The motor and cable drum plus the manual controls have been included in the cost
rateable element	A hoist is rateable under Class 3(b). There are no limitations on size; whether the item is a structure or what can be included. It is assumed that the supporting beam is additional to the cost of the hoist and should be rated under Class 4 Table 3 supports.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Hoists
CG Code	211C35
Specific	Wire rope
Descriptive	Hoist speed 5.5m per minute
Tech1	Lift height 5.5m
Tech2	Max lifting weight 7.5 tonne
Unit size	-
Unit of measurement	Each
ERC	£17,531
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Hoists come in several formations and generally they are regarded as the mechanical part of lifting apparatus. An engine with a drum used for winding up a load, tackle for raising goods. For over-head hoists, where they operate within twin support beams, which move up and down a shop floor, the whole unit is more correctly described as a moving traveller and should be rated accordingly. Where, however, the engine and drum move along a simple beam, this can be correctly described as a hoist. Hoist lifting platforms within cages (shafts) i.e. Dumb Waiters and goods part lifts are lightweight forms of lifts. Goods/Passenger hoists with wire cages are usually found in industrial premises. The Electric wire rope hoist has a heavy duty wire rope wound onto a drum and attached to a hook, powered by an electric motor to raise and lower objects.
Referencing details	Speeds across the main beam and lifting speeds may be single or multiple. The lifting attachment may be chain or wire rope. NOTE: weight limit and height of lift.
Cost information notes	The motor and cable drum plus the manual controls have been included in the cost
rateable element	A hoist is rateable under Class 3(b). There are no limitations on size; whether the item is a structure or what can be included. It is assumed that the supporting beam is additional to the cost of the hoist and should be rated under Class 4 Table 3 supports.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Hoists
CG Code	211C36
Specific	Wire rope
Descriptive	Hoist speed 5.5m per minute
Tech1	Lift height 5.5m
Tech2	Max lifting weight 10.0 tonne
Unit size	-
Unit of measurement	Each
ERC	£24,836
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Hoists come in several formations and generally they are regarded as the mechanical part of lifting apparatus. An engine with a drum used for winding up a load, tackle for raising goods. For over-head hoists, where they operate within twin support beams, which move up and down a shop floor, the whole unit is more correctly described as a moving traveller and should be rated accordingly. Where, however, the engine and drum move along a simple beam, this can be correctly described as a hoist. Hoist lifting platforms within cages (shafts) i.e. Dumb Waiters and goods part lifts are lightweight forms of lifts. Goods/Passenger hoists with wire cages are usually found in industrial premises. The Electric wire rope hoist has a heavy duty wire rope wound onto a drum and attached to a hook, powered by an electric motor to raise and lower objects.
Referencing details	Speeds across the main beam and lifting speeds may be single or multiple. The lifting attachment may be chain or wire rope. NOTE: weight limit and height of lift.
Cost information notes	The motor and cable drum plus the manual controls have been included in the cost
rateable element	A hoist is rateable under Class 3(b). There are no limitations on size; whether the item is a structure or what can be included. It is assumed that the supporting beam is additional to the cost of the hoist and should be rated under Class 4 Table 3 supports.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Hoists
CG Code	211C34
Specific	Wire rope
Descriptive	Hoist speed 5m per minute
Tech1	Lift height 5.9m
Tech2	Max lifting weight 5.0 tonne
Unit size	-
Unit of measurement	Each
ERC	£11,169
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Hoists come in several formations and generally they are regarded as the mechanical part of lifting apparatus. An engine with a drum used for winding up a load, tackle for raising goods. For over-head hoists, where they operate within twin support beams, which move up and down a shop floor, the whole unit is more correctly described as a moving traveller and should be rated accordingly. Where, however, the engine and drum move along a simple beam, this can be correctly described as a hoist. Hoist lifting platforms within cages (shafts) i.e. Dumb Waiters and goods part lifts are lightweight forms of lifts. Goods/Passenger hoists with wire cages are usually found in industrial premises. The Electric wire rope hoist has a heavy duty wire rope wound onto a drum and attached to a hook, powered by an electric motor to raise and lower objects.
Referencing details	Speeds across the main beam and lifting speeds may be single or multiple. The lifting attachment may be chain or wire rope. NOTE: weight limit and height of lift.
Cost information notes	The motor and cable drum plus the manual controls have been included in the cost
rateable element	A hoist is rateable under Class 3(b). There are no limitations on size; whether the item is a structure or what can be included. It is assumed that the supporting beam is additional to the cost of the hoist and should be rated under Class 4 Table 3 supports.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Hoists
CG Code	211C32
Specific	Wire rope
Descriptive	Hoist speed 8m per minute
Tech1	Lift height 11.8m
Tech2	Max lifting weight 1.0 tonne
Unit size	-
Unit of measurement	Each
ERC	£9,760
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Hoists come in several formations and generally they are regarded as the mechanical part of lifting apparatus. An engine with a drum used for winding up a load, tackle for raising goods. For over-head hoists, where they operate within twin support beams, which move up and down a shop floor, the whole unit is more correctly described as a moving traveller and should be rated accordingly. Where, however, the engine and drum move along a simple beam, this can be correctly described as a hoist. Hoist lifting platforms within cages (shafts) i.e. Dumb Waiters and goods part lifts are lightweight forms of lifts. Goods/Passenger hoists with wire cages are usually found in industrial premises. The Electric wire rope hoist has a heavy duty wire rope wound onto a drum and attached to a hook, powered by an electric motor to raise and lower objects.
Referencing details	Speeds across the main beam and lifting speeds may be single or multiple. The lifting attachment may be chain or wire rope. NOTE: weight limit and height of lift.
Cost information notes	The motor and cable drum plus the manual controls have been included in the cost
rateable element	A hoist is rateable under Class 3(b). There are no limitations on size; whether the item is a structure or what can be included. It is assumed that the supporting beam is additional to the cost of the hoist and should be rated under Class 4 Table 3 supports.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Homes
CG Code	62500E
Specific	Childrens
Descriptive	Average quality
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,954
Superseded codes	62500D
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Typical Construction: Reinforced Concrete foundations and slab. Timber frame. Tiled timber truss roof. Fibre cement clad timber and roughcast block walls. Timber windows, doors. Timber stud partitions. Flush doorsets. Plasterboard, vinyl wall finishes. Carpet, vinyl sheet floor finishes. Plasterboard ceilings. Shelving, storage, kitchen fittings. Sanitary, biomass boiler, gas Low Temperature Hot Water (LTHW) backup, underfloor heating, ventilation, sprinkler, lightning protection, alarms, data cabling, CCTV and door entry, Building Management Services (BMS).
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	As this is an average - a standard deduction of 50% to Furniture, Fixtures & Equipment (FFE) and 5% to Services has been made
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1: Homes - Children's - Average Quality - Single Storey
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Homes
CG Code	62500F
Specific	Childrens
Descriptive	Good quality
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,451
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Typical Construction: Trench foundations, Precast Concrete ground, upper floors. Tiled pitched timber roof. Precast Concrete stairs. Brick, block cavity walls. Aluminium windows, doors, curtain walling. Block walls, glazed timber screens. Plaster, plasterboard, tile wall finishes. Carpet, vinyl floor finishes. Suspended and plasterboard ceilings. Sanitary, gas Low Temperature Hot Water (LTHW) heating, ventilation, power and lighting, sprinkler, data, fire alarm, CCTV, door entry, Building Management Systems (BMS).
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	As this is an average - a standard deduction of 50% to Furniture, Fixtures & Equipment (FFE) and 5% to Services has been made
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 and 2 - Single storey Childrens home
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Homes
CG Code	60F00F
Specific	Nursing
Descriptive	Average quality
Tech1	Typically up to 3 Storeys
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,763
Superseded codes	60K00G
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Typical Construction: 3 Storey residential care home and day care unit with communal dining, activity room, and shared kitchens. Reinforced Concrete foundations and ground slab. Precast Concrete stairs. Steel frame, pitched roof with quarry slates and metal. Facing brick, rendered block, curtain walling. Double glazed aluminium windows. Block, Gypwall partitions. Flush doors. Plaster, plasterboard wall finishes. Vinyl and carpet floor finishes. Suspended and plasterboard ceilings. Fixtures and fittings. Sanitary ware. Mechanical and electrical installations. Lifts. Building Management Systems (BMS) and alarms.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	As this is an average - a standard deduction of 50% to Furniture, Fixtures & Equipment (FFE) and 5% to Services has been made
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Homes
CG Code	62F00F
Specific	Nursing
Descriptive	Basic quality
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,384
Superseded codes	62500J, 60K00H
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Typical Construction: 3 storey nursing home. Strip foundations, Reinforced Concrete suspended ground floor. Timber frame, upper floors, pitched and flat roof, external wall panelling and internal partitions. Concrete tiled, warm deck plastic membrane roofing. Precast Concrete stairs. Rendered block, cast stone walls. Redwood windows. Hardwood glazed screens. Veneered internal door sets. Plasterboard, vinyl sheet walls. Carpet, PVC sheet floor finishes. Plasterboard lined ceilings. Bedroom fitted furniture and day room kitchen fittings. Sanitary ware. Extension of plumbing and heating, electrical, sprinklers, data, fire alarm, nurse call, door entry and Business Management Systems (BMS) installations.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	As this is an average - a standard deduction of 50% to Furniture, Fixtures & Equipment (FFE) and 5% to Services has been made
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Homes - Nursing - Small Basic Quality
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Homes
CG Code	60F00K
Specific	Nursing
Descriptive	Good quality
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,251
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Typical Construction: 2 storey care home with day rooms, kitchen and utilities. Plain concrete strip foundations and Precast Concrete ground floor, stairs and upper floor. Steel frame. Timber flat and trussed roof, felt covered flat and plain clay tiled pitched. Facing brick and rendered block external cavity walls. Double glazed aluminium windows. Block internal walls. Timber internal doors. Plasterboard, plastic, clay tile and wallpaper wall finishes. Carpet and vinyl sheet floor finishes. Plasterboard and suspended plasterboard ceilings. Fittings and furniture. Sanitary ware. Catering and laundry equipment. Gas, Low Temperature Hot Water (LTHW) heating, ground source heat and Air Conditioning (A/C). Electrical. CCTV, alarms, access control. Lifts. Sprinklers. Business Management Systems (BMS). Platform and bed lifts. Nurse call. Lightning protection.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	As this is an average - a standard deduction of 50% to Furniture, Fixtures & Equipment (FFE) and 5% to Services has been made
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Homes - Nursing - Good Quality

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Homes
CG Code	62A00K
Specific	Residential care - learning difficulties
Descriptive	Average quality
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,974
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Typical Construction: Single storey care home for adults with learning difficulties. Trench foundations. Precast Concrete ground floor. Steel framing. Reinforced Concrete slab steel decked upper floor. Slated pitched timber roof. Precast Concrete stairs. Rendered block, stone walls, hardwood cladding. uPVC windows, and doors. Block partitions. Timber doors. Plaster, plasterboard, emulsion and tiled wall finishes. Carpet and vinyl floor finishes. Plasterboard and suspended ceilings. Kitchen fittings. Sanitary ware. Appliances. Gas Low Temperature Hot Water (LTHW) and underfloor heating. Ventilation. TV, data, fire alarm, door entry, induction loop and nurse call.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	As this is an average - a standard deduction of 50% to Furniture, Fixtures & Equipment (FFE) and 5% to Services has been made
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 and 2: single storey unit for residents with learning difficulties.
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Homes
CG Code	62500H
Specific	Residential care - learning difficulties
Descriptive	Good quality
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,248
Superseded codes	62500G
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Typical Construction: 2 storey residential building for people with learning disabilities. Pad, trench foundations. Reinforced Concrete ground slab. Steel frame. PCC upper floors. Slated pitched timber truss, plastic membrane flat timber joisted roofing. PCC stairs. Brick, block, stone, timber boarded, rendered walls. Composite windows and doors. Block, timber stud partitions, glazed timber screens. Flush internal doors. Plasterboard and skim wall finishes. Vinyl sheet, carpet floor finishes. Plasterboard and skim lined ceiling finishes. Wardrobes, shelving, vanity units, kitchen fittings. Sanitary ware. Heat pump, underfloor heating, extract ventilation, electrical power and lighting, lift, lightning protection, alarms, data cabling, BMS.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	As this is an average - a standard deduction of 50% to Furniture, Fixtures & Equipment (FFE) and 5% to Services has been made
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 and 2: Two storey care home
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Hospitals
CG Code	98H001
Specific	NHS
Descriptive	Acute Hospitals
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£3,666
Superseded codes	98H010
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	There is no official definition within the NHS of an Acute Hospital. Typically a hospital coming within this description provides a wide range of specialist care and treatment for patients that may include routine, complex and life saving surgery and specialist diagnostic procedures and treatment. Although some consultations and treatments may be undertaken on an outpatient basis, an Acute Hospital will usually have a significant inpatient resource for observation, treatment and recovery. Acute Hospitals may also be teaching or university hospitals reflecting the opportunities they afford to provide medical training in general and specialist areas. The distinguishing features of these hospitals usually include: •major operating theatres, full A&E, ICU & HDU facilities. •of significant importance within the Trust. •substantial general wards.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	As this is an average a standard deduction of 80% to Furniture,Fixtures & Equipment and 18% to Services has been made
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description -

Photo notes -

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Hospitals
CG Code	98H012
Specific	NHS
Descriptive	Basement car parks
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,028
Superseded codes	98H108
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Generally reinforced concrete framed structures below ground, reinforced concrete structure including floors, retaining walls to perimeter, vehicle ramps and pedestrian stairs between levels, lift, basic lighting and power.
Referencing details	-
Cost information notes	Excludes ticket machines, specialist lighting, offices, ventilation installations.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Hospitals
CG Code	98H002
Specific	NHS
Descriptive	Community Hospitals excluding operating theatres
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,932
Superseded codes	98H005, 98H010
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Community Hospitals are small local hospitals that provide a range of services to their local community. Community hospitals vary considerably, having been originally established as converted cottages offering inpatient beds, they have developed into hubs offering services including community beds, maternity, clinics, minor injuries units, X-ray departments, health promotion, diagnostics, treatments, rehabilitation and end of life care.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	As this is an average a standard deduction of 80% to Furniture,Fixtures & Equipment and 18% to Services has been made
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Hospitals
CG Code	98H011
Specific	NHS
Descriptive	Multi-storey car parks
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£591
Superseded codes	98H107
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Generally reinforced concrete framed structures above ground, reinforced concrete structure including floors, upstand walls faced in brick or cladding to perimeter, vehicle ramps and pedestrian stairs between levels, lift, basic lighting and power.
Referencing details	-
Cost information notes	Excludes ticket machines, specialist lighting, offices.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Hospitals
CG Code	98H003
Specific	NHS
Descriptive	Operating Theatres within Community Hospitals
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£3,668
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	This is an additional sum to be added to the basic £/m2 applicable to the community hospital. It should be applied to the entire theatre suite including the recuperation ward not only the theatres themselves
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	As this is an average a standard deduction of 80% to Furniture,Fixtures & Equipment and 18% to Services has been made
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Hospitals
CG Code	98H007
Specific	NHS
Descriptive	Stores and other inferior buildings
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£945
Superseded codes	98H105
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	-
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Hospitals
CG Code	98H101
Specific	Private
Descriptive	Acute Hospitals
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£3,466
Superseded codes	98H106
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Typically a hospital coming within this description provides a wide range of specialist care and treatment for patients that may include routine, complex and life saving surgery and specialist diagnostic procedures and treatment. Although some consultations and treatments may be undertaken on an outpatient basis, an Acute Hospital will usually have a significant inpatient resource for observation, treatment and recovery. The distinguishing features of these hospitals usually include: •Major operating theatres, ICU & HDU facilities. •Substantial general wards.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

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Generic Category	Hospitals
CG Code	98H103
Specific	Private
Descriptive	Other Hospitals excluding operating theatres
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,932
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A private hospital is a hospital owned and operated by an organisation other than the state, whether for-profit or a non-profit, and privately funded through payment for medical services by patients themselves, by insurers, governments through national health insurance programs, or by foreign embassies. The term is mainly used in the United Kingdom where private hospitals are distinguished from NHS institutions.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	As this is an average a standard deduction of 80% to Furniture,Fixtures & Equipment and 18% to Services has been made
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Hospitals
CG Code	98H102
Specific	Private
Descriptive	Psychiatric Care Hospitals
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,932
Superseded codes	98H106
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Institution where patients with psychiatric disorders live while receiving treatment. These range from purpose built hospitals to small converted dwellings dealing with specialist care centres providing behavioural and mental health services to various sectors of the population.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	As this is an average a standard deduction of 80% to Furniture,Fixtures & Equipment and 18% to Services has been made
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

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Generic Category	Hotel fit outs
CG Code	STS018
Specific	Subject to scheme
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£0
Superseded codes	STI018, STJ018, STK018, STL018, STE018, STF018, STG018, STH018, STN018, STM018, STA018, STB018, STC018, STD018
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	-
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Hydraulic pumps
CG Code	212P102
Specific	Pump set
Descriptive	110kW
Tech1	kW rating of main motor
Tech2	-
Unit size	Per Kw
Unit of measurement	kW
ERC	£944
Superseded codes	212P28
Location factor	Considered Not Applicable at time of Publication
Description	A typical hydraulic pump set sits on a skid and has a reservoir for hydraulic fluid, there are usually 3 motor / pump units each one capable of producing the power required. The set will have manifolds and valves and is generally positioned near the machinery using the hydraulic power. The maximum pressure for this type of set would be 350 bar, although typically 145 to 250 bar is more commonly found as normal working pressure. The guide cost represents a set with 3 main motors and these may either be used individually or run together. A set can have 2 smaller motor pumps for circulating coolant through the reservoir and assist in circulating the pressurised hydraulic fluid through the system. The pipes on the skid, electrical controls, computer equipment along with a nominal amount for any accumulators and any pipework connecting the set to the hydraulically operated plant.
Referencing details	Cost is for a set and include an accumulator and pipework to the hydraulically operated machinery. Cost includes additions for delivery, installation and commissioning.. Costs nominally include two smaller motor / pumps which are for circulating the coolant and drawing back the hydraulic fluid into the main reservoir. Motors are 415 v 50Hz @ nominal 1,450 rpm, pressures up to 350 bar
Cost information notes	The cost is per kW of motor power and the power of the largest main motor should be recorded. It is not necessary to add together the kW of any additional motors.
rateable element	Main Transmission of Power Class 1 Table 1(h) Pumping engines for hydraulic power List of Accessories (viii) instrumentation. Hydraulics used for Power purposes - Class 1 Table 1(h) Class 1 Table 1(l) List of Accessories 2 (i) to (viii)
non rateable element	-
Adjusted Plant and Machinery	Foundations, Settings, Pits. Pipes - main supply pipes The transmission of power through the pipes is an essential part of the operation being undertaken and the pipes are specifically constructed to minimise power loss through their length. They are required to be flexible enough to prevent joints, yet be capable of maintaining the pressure required. The end couplings have to be sealed to the pipe and be of specific specification to be capable of withholding pressure.

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
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Generic Category	Hydraulic pumps
CG Code	212P94
Specific	Pump set
Descriptive	11kW
Tech1	kW rating of main motor
Tech2	-
Unit size	Per Kw
Unit of measurement	kW
ERC	£2,564
Superseded codes	212P20
Location factor	Considered Not Applicable at time of Publication
Description	A typical hydraulic pump set sits on a skid and has a reservoir for hydraulic fluid, there are usually 3 motor / pump units each one capable of producing the power required. The set will have manifolds and valves and is generally positioned near the machinery using the hydraulic power. The maximum pressure for this type of set would be 350 bar, although typically 145 to 250 bar is more commonly found as normal working pressure. The guide cost represents a set with 3 main motors and these may either be used individually or run together. A set can have 2 smaller motor pumps for circulating coolant through the reservoir and assist in circulating the pressurised hydraulic fluid through the system. The pipes on the skid, electrical controls, computer equipment along with a nominal amount for any accumulators and any pipework connecting the set to the hydraulically operated plant.
Referencing details	Cost is for a set and include an accumulator and pipework to the hydraulically operated machinery. Cost includes additions for delivery, installation and commissioning.. Costs nominally include two smaller motor / pumps which are for circulating the coolant and drawing back the hydraulic fluid into the main reservoir. Motors are 415 v 50Hz @ nominal 1,450 rpm, pressures up to 350 bar
Cost information notes	The cost is per kW of motor power and the power of the largest main motor should be recorded. It is not necessary to add together the kW of any additional motors.
rateable element	Main Transmission of Power Class 1 Table 1(h) Pumping engines for hydraulic power List of Accessories (viii) instrumentation. Hydraulics used for Power purposes - Class 1 Table 1(h) Class 1 Table 1(l) List of Accessories 2 (i) to (viii).
non rateable element	-
Adjusted Plant and Machinery	Foundations, Settings, Pits. Pipes - main supply pipes The transmission of power through the pipes is an essential part of the operation being undertaken and the pipes are specifically constructed to minimise power loss through their length. They are required to be flexible enough to prevent joints, yet be capable of maintaining the pressure required. The end couplings have to be sealed to the pipe and be of specific specification to be capable of withholding pressure.

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
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Generic Category	Hydraulic pumps
CG Code	212P103
Specific	Pump set
Descriptive	125kW
Tech1	kW rating of main motor
Tech2	-
Unit size	Per Kw
Unit of measurement	kW
ERC	£849
Superseded codes	212P29
Location factor	Considered Not Applicable at time of Publication
Description	A typical hydraulic pump set sits on a skid and has a reservoir for hydraulic fluid, there are usually 3 motor / pump units each one capable of producing the power required. The set will have manifolds and valves and is generally positioned near the machinery using the hydraulic power. The maximum pressure for this type of set would be 350 bar, although typically 145 to 250 bar is more commonly found as normal working pressure. The guide cost represents a set with 3 main motors and these may either be used individually or run together. A set can have 2 smaller motor pumps for circulating coolant through the reservoir and assist in circulating the pressurised hydraulic fluid through the system. The pipes on the skid, electrical controls, computer equipment along with a nominal amount for any accumulators and any pipework connecting the set to the hydraulically operated plant.
Referencing details	Cost is for a set and include an accumulator and pipework to the hydraulically operated machinery. Cost includes additions for delivery, installation and commissioning.. Costs nominally include two smaller motor / pumps which are for circulating the coolant and drawing back the hydraulic fluid into the main reservoir. Motors are 415 v 50Hz @ nominal 1,450 rpm, pressures up to 350 bar
Cost information notes	The cost is per kW of motor power and the power of the largest main motor should be recorded. It is not necessary to add together the kW of any additional motors.
rateable element	Main Transmission of Power Class 1 Table 1(h) Pumping engines for hydraulic power List of Accessories (viii) instrumentation. Hydraulics used for Power purposes - Class 1 Table 1(h) Class 1 Table 1(l) List of Accessories 2 (i) to (viii)
non rateable element	-
Adjusted Plant and Machinery	Foundations, Settings, Pits. Pipes - main supply pipes The transmission of power through the pipes is an essential part of the operation being undertaken and the pipes are specifically constructed to minimise power loss through their length. They are required to be flexible enough to prevent joints, yet be capable of maintaining the pressure required. The end couplings have to be sealed to the pipe and be of specific specification to be capable of withholding pressure.

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
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Generic Category	Hydraulic pumps
CG Code	212P95
Specific	Pump set
Descriptive	15kW
Tech1	kW rating of main motor
Tech2	-
Unit size	Per Kw
Unit of measurement	kW
ERC	£2,347
Superseded codes	212P21
Location factor	Considered Not Applicable at time of Publication
Description	A typical hydraulic pump set sits on a skid and has a reservoir for hydraulic fluid, there are usually 3 motor / pump units each one capable of producing the power required. The set will have manifolds and valves and is generally positioned near the machinery using the hydraulic power. The maximum pressure for this type of set would be 350 bar, although typically 145 to 250 bar is more commonly found as normal working pressure. The guide cost represents a set with 3 main motors and these may either be used individually or run together. A set can have 2 smaller motor pumps for circulating coolant through the reservoir and assist in circulating the pressurised hydraulic fluid through the system. The pipes on the skid, electrical controls, computer equipment along with a nominal amount for any accumulators and any pipework connecting the set to the hydraulically operated plant.
Referencing details	Cost is for a set and include an accumulator and pipework to the hydraulically operated machinery. Cost includes additions for delivery, installation and commissioning.. Costs nominally include two smaller motor / pumps which are for circulating the coolant and drawing back the hydraulic fluid into the main reservoir. Motors are 415 v 50Hz @ nominal 1,450 rpm, pressures up to 350 bar
Cost information notes	The cost is per kW of motor power and the power of the largest main motor should be recorded. It is not necessary to add together the kW of any additional motors.
rateable element	Main Transmission of Power Class 1 Table 1(h) Pumping engines for hydraulic power List of Accessories (viii) instrumentation. Hydraulics used for Power purposes - Class 1 Table 1(h) Class 1 Table 1(l) List of Accessories 2 (i) to (viii).
non rateable element	-
Adjusted Plant and Machinery	Foundations, Settings, Pits. Pipes - main supply pipes The transmission of power through the pipes is an essential part of the operation being undertaken and the pipes are specifically constructed to minimise power loss through their length. They are required to be flexible enough to prevent joints, yet be capable of maintaining the pressure required. The end couplings have to be sealed to the pipe and be of specific specification to be capable of withholding pressure.

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
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Generic Category	Hydraulic pumps
CG Code	212P96
Specific	Pump set
Descriptive	20kW
Tech1	kW rating of main motor
Tech2	-
Unit size	Per Kw
Unit of measurement	kW
ERC	£2,066
Superseded codes	212P22
Location factor	Considered Not Applicable at time of Publication
Description	A typical hydraulic pump set sits on a skid and has a reservoir for hydraulic fluid, there are usually 3 motor / pump units each one capable of producing the power required. The set will have manifolds and valves and is generally positioned near the machinery using the hydraulic power. The maximum pressure for this type of set would be 350 bar, although typically 145 to 250 bar is more commonly found as normal working pressure. The guide cost represents a set with 3 main motors and these may either be used individually or run together. A set can have 2 smaller motor pumps for circulating coolant through the reservoir and assist in circulating the pressurised hydraulic fluid through the system. The pipes on the skid, electrical controls, computer equipment along with a nominal amount for any accumulators and any pipework connecting the set to the hydraulically operated plant.
Referencing details	Cost is for a set and include an accumulator and pipework to the hydraulically operated machinery. Cost includes additions for delivery, installation and commissioning.. Costs nominally include two smaller motor / pumps which are for circulating the coolant and drawing back the hydraulic fluid into the main reservoir. Motors are 415 v 50Hz @ nominal 1,450 rpm, pressures up to 350 bar
Cost information notes	The cost is per kW of motor power and the power of the largest main motor should be recorded. It is not necessary to add together the kW of any additional motors.
rateable element	Main Transmission of Power Class 1 Table 1(h) Pumping engines for hydraulic power List of Accessories (viii) instrumentation. Hydraulics used for Power purposes - Class 1 Table 1(h) Class 1 Table 1(l) List of Accessories 2 (i) to (viii).
non rateable element	-
Adjusted Plant and Machinery	Foundations, Settings, Pits. Pipes - main supply pipes The transmission of power through the pipes is an essential part of the operation being undertaken and the pipes are specifically constructed to minimise power loss through their length. They are required to be flexible enough to prevent joints, yet be capable of maintaining the pressure required. The end couplings have to be sealed to the pipe and be of specific specification to be capable of withholding pressure.

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
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Generic Category	Hydraulic pumps
CG Code	212P97
Specific	Pump set
Descriptive	30kW
Tech1	kW rating of main motor
Tech2	-
Unit size	Per Kw
Unit of measurement	kW
ERC	£1,691
Superseded codes	212P23
Location factor	Considered Not Applicable at time of Publication
Description	A typical hydraulic pump set sits on a skid and has a reservoir for hydraulic fluid, there are usually 3 motor / pump units each one capable of producing the power required. The set will have manifolds and valves and is generally positioned near the machinery using the hydraulic power. The maximum pressure for this type of set would be 350 bar, although typically 145 to 250 bar is more commonly found as normal working pressure. The guide cost represents a set with 3 main motors and these may either be used individually or run together. A set can have 2 smaller motor pumps for circulating coolant through the reservoir and assist in circulating the pressurised hydraulic fluid through the system. The pipes on the skid, electrical controls, computer equipment along with a nominal amount for any accumulators and any pipework connecting the set to the hydraulically operated plant.
Referencing details	Cost is for a set and include an accumulator and pipework to the hydraulically operated machinery. Cost includes additions for delivery, installation and commissioning.. Costs nominally include two smaller motor / pumps which are for circulating the coolant and drawing back the hydraulic fluid into the main reservoir. Motors are 415 v 50Hz @ nominal 1,450 rpm, pressures up to 350 bar
Cost information notes	The cost is per kW of motor power and the power of the largest main motor should be recorded. It is not necessary to add together the kW of any additional motors.
rateable element	Main Transmission of Power Class 1 Table 1(h) Pumping engines for hydraulic power List of Accessories (viii) instrumentation. Hydraulics used for Power purposes - Class 1 Table 1(h) Class 1 Table 1(l) List of Accessories 2 (i) to (viii).
non rateable element	-
Adjusted Plant and Machinery	Foundations, Settings, Pits. Pipes - main supply pipes The transmission of power through the pipes is an essential part of the operation being undertaken and the pipes are specifically constructed to minimise power loss through their length. They are required to be flexible enough to prevent joints, yet be capable of maintaining the pressure required. The end couplings have to be sealed to the pipe and be of specific specification to be capable of withholding pressure.

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
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Generic Category	Hydraulic pumps
CG Code	212P98
Specific	Pump set
Descriptive	45kW
Tech1	kW rating of main motor
Tech2	-
Unit size	Per Kw
Unit of measurement	kW
ERC	£1,590
Superseded codes	212P24
Location factor	Considered Not Applicable at time of Publication
Description	A typical hydraulic pump set sits on a skid and has a reservoir for hydraulic fluid, there are usually 3 motor / pump units each one capable of producing the power required. The set will have manifolds and valves and is generally positioned near the machinery using the hydraulic power. The maximum pressure for this type of set would be 350 bar, although typically 145 to 250 bar is more commonly found as normal working pressure. The guide cost represents a set with 3 main motors and these may either be used individually or run together. A set can have 2 smaller motor pumps for circulating coolant through the reservoir and assist in circulating the pressurised hydraulic fluid through the system. The pipes on the skid, electrical controls, computer equipment along with a nominal amount for any accumulators and any pipework connecting the set to the hydraulically operated plant.
Referencing details	Cost is for a set and include an accumulator and pipework to the hydraulically operated machinery. Cost includes additions for delivery, installation and commissioning.. Costs nominally include two smaller motor / pumps which are for circulating the coolant and drawing back the hydraulic fluid into the main reservoir. Motors are 415 v 50Hz @ nominal 1,450 rpm, pressures up to 350 bar
Cost information notes	The cost is per kW of motor power and the power of the largest main motor should be recorded. It is not necessary to add together the kW of any additional motors.
rateable element	Main Transmission of Power Class 1 Table 1(h) Pumping engines for hydraulic power List of Accessories (viii) instrumentation. Hydraulics used for Power purposes - Class 1 Table 1(h) Class 1 Table 1(l) List of Accessories 2 (i) to (viii).
non rateable element	-
Adjusted Plant and Machinery	Foundations, Settings, Pits. Pipes - main supply pipes The transmission of power through the pipes is an essential part of the operation being undertaken and the pipes are specifically constructed to minimise power loss through their length. They are required to be flexible enough to prevent joints, yet be capable of maintaining the pressure required. The end couplings have to be sealed to the pipe and be of specific specification to be capable of withholding pressure.

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	

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Generic Category	Hydraulic pumps
CG Code	212P99
Specific	Pump set
Descriptive	60kW
Tech1	kW rating of main motor
Tech2	-
Unit size	Per Kw
Unit of measurement	kW
ERC	£1,411
Superseded codes	212P25
Location factor	Considered Not Applicable at time of Publication
Description	A typical hydraulic pump set sits on a skid and has a reservoir for hydraulic fluid, there are usually 3 motor / pump units each one capable of producing the power required. The set will have manifolds and valves and is generally positioned near the machinery using the hydraulic power. The maximum pressure for this type of set would be 350 bar, although typically 145 to 250 bar is more commonly found as normal working pressure. The guide cost represents a set with 3 main motors and these may either be used individually or run together. A set can have 2 smaller motor pumps for circulating coolant through the reservoir and assist in circulating the pressurised hydraulic fluid through the system. The pipes on the skid, electrical controls, computer equipment along with a nominal amount for any accumulators and any pipework connecting the set to the hydraulically operated plant.
Referencing details	Cost is for a set and include an accumulator and pipework to the hydraulically operated machinery. Cost includes additions for delivery, installation and commissioning.. Costs nominally include two smaller motor / pumps which are for circulating the coolant and drawing back the hydraulic fluid into the main reservoir. Motors are 415 v 50Hz @ nominal 1,450 rpm, pressures up to 350 bar
Cost information notes	The cost is per kW of motor power and the power of the largest main motor should be recorded. It is not necessary to add together the kW of any additional motors.
rateable element	Main Transmission of Power Class 1 Table 1(h) Pumping engines for hydraulic power List of Accessories (viii) instrumentation. Hydraulics used for Power purposes - Class 1 Table 1(h) Class 1 Table 1(l) List of Accessories 2 (i) to (viii).
non rateable element	-
Adjusted Plant and Machinery	Foundations, Settings, Pits. Pipes - main supply pipes The transmission of power through the pipes is an essential part of the operation being undertaken and the pipes are specifically constructed to minimise power loss through their length. They are required to be flexible enough to prevent joints, yet be capable of maintaining the pressure required. The end couplings have to be sealed to the pipe and be of specific specification to be capable of withholding pressure.

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Hydraulic pumps
CG Code	212P100
Specific	Pump set
Descriptive	75kW
Tech1	kW rating of main motor
Tech2	-
Unit size	Per Kw
Unit of measurement	kW
ERC	£1,208
Superseded codes	212P26
Location factor	Considered Not Applicable at time of Publication
Description	A typical hydraulic pump set sits on a skid and has a reservoir for hydraulic fluid, there are usually 3 motor / pump units each one capable of producing the power required. The set will have manifolds and valves and is generally positioned near the machinery using the hydraulic power. The maximum pressure for this type of set would be 350 bar, although typically 145 to 250 bar is more commonly found as normal working pressure. The guide cost represents a set with 3 main motors and these may either be used individually or run together. A set can have 2 smaller motor pumps for circulating coolant through the reservoir and assist in circulating the pressurised hydraulic fluid through the system. The pipes on the skid, electrical controls, computer equipment along with a nominal amount for any accumulators and any pipework connecting the set to the hydraulically operated plant.
Referencing details	Cost is for a set and include an accumulator and pipework to the hydraulically operated machinery. Cost includes additions for delivery, installation and commissioning.. Costs nominally include two smaller motor / pumps which are for circulating the coolant and drawing back the hydraulic fluid into the main reservoir. Motors are 415 v 50Hz @ nominal 1,450 rpm, pressures up to 350 bar
Cost information notes	The cost is per kW of motor power and the power of the largest main motor should be recorded. It is not necessary to add together the kW of any additional motors.
rateable element	Main Transmission of Power Class 1 Table 1(h) Pumping engines for hydraulic power List of Accessories (viii) instrumentation. Hydraulics used for Power purposes - Class 1 Table 1(h) Class 1 Table 1(l) List of Accessories 2 (i) to (viii)
non rateable element	-
Adjusted Plant and Machinery	Foundations, Settings, Pits. Pipes - main supply pipes The transmission of power through the pipes is an essential part of the operation being undertaken and the pipes are specifically constructed to minimise power loss through their length. They are required to be flexible enough to prevent joints, yet be capable of maintaining the pressure required. The end couplings have to be sealed to the pipe and be of specific specification to be capable of withholding pressure.

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Hydraulic pumps
CG Code	212P101
Specific	Pump set
Descriptive	90kW
Tech1	kW rating of main motor
Tech2	-
Unit size	Per Kw
Unit of measurement	kW
ERC	£1,130
Superseded codes	212P27
Location factor	Considered Not Applicable at time of Publication
Description	A typical hydraulic pump set sits on a skid and has a reservoir for hydraulic fluid, there are usually 3 motor / pump units each one capable of producing the power required. The set will have manifolds and valves and is generally positioned near the machinery using the hydraulic power. The maximum pressure for this type of set would be 350 bar, although typically 145 to 250 bar is more commonly found as normal working pressure. The guide cost represents a set with 3 main motors and these may either be used individually or run together. A set can have 2 smaller motor pumps for circulating coolant through the reservoir and assist in circulating the pressurised hydraulic fluid through the system. The pipes on the skid, electrical controls, computer equipment along with a nominal amount for any accumulators and any pipework connecting the set to the hydraulically operated plant.
Referencing details	Cost is for a set and include an accumulator and pipework to the hydraulically operated machinery. Cost includes additions for delivery, installation and commissioning.. Costs nominally include two smaller motor / pumps which are for circulating the coolant and drawing back the hydraulic fluid into the main reservoir. Motors are 415 v 50Hz @ nominal 1,450 rpm, pressures up to 350 bar
Cost information notes	The cost is per kW of motor power and the power of the largest main motor should be recorded. It is not necessary to add together the kW of any additional motors.
rateable element	Main Transmission of Power Class 1 Table 1(h) Pumping engines for hydraulic power List of Accessories (viii) instrumentation. Hydraulics used for Power purposes - Class 1 Table 1(h) Class 1 Table 1(l) List of Accessories 2 (i) to (viii)
non rateable element	-
Adjusted Plant and Machinery	Foundations, Settings, Pits. Pipes - main supply pipes The transmission of power through the pipes is an essential part of the operation being undertaken and the pipes are specifically constructed to minimise power loss through their length. They are required to be flexible enough to prevent joints, yet be capable of maintaining the pressure required. The end couplings have to be sealed to the pipe and be of specific specification to be capable of withholding pressure.

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Hydraulic pumps
CG Code	212P93
Specific	Pump set
Descriptive	Up to & including 5kW
Tech1	kW rating of main motor
Tech2	-
Unit size	Per Kw
Unit of measurement	kW
ERC	£2,564
Superseded codes	212P01, 212P02, 212P20
Location factor	Considered Not Applicable at time of Publication
Description	A typical hydraulic pump set sits on a skid and has a reservoir for hydraulic fluid, there are usually 3 motor / pump units each one capable of producing the power required. The set will have manifolds and valves and is generally positioned near the machinery using the hydraulic power. The maximum pressure for this type of set would be 350 bar, although typically 145 to 250 bar is more commonly found as normal working pressure. The guide cost represents a set with 3 main motors and these may either be used individually or run together. A set can have 2 smaller motor pumps for circulating coolant through the reservoir and assist in circulating the pressurised hydraulic fluid through the system. The pipes on the skid, electrical controls, computer equipment along with a nominal amount for any accumulators and any pipework connecting the set to the hydraulically operated plant.
Referencing details	Cost is for a set and include an accumulator and pipework to the hydraulically operated machinery. Cost includes additions for delivery, installation and commissioning.. Costs nominally include two smaller motor / pumps which are for circulating the coolant and drawing back the hydraulic fluid into the main reservoir. Motors are 415 v 50Hz @ nominal 1,450 rpm, pressures up to 350 bar
Cost information notes	The cost is per kW of motor power and the power of the largest main motor should be recorded. It is not necessary to add together the kW of any additional motors.
rateable element	Main Transmission of Power Class 1 Table 1(h) Pumping engines for hydraulic power List of Accessories (viii) instrumentation. Hydraulics used for Power purposes - Class 1 Table 1(h) Class 1 Table 1(l) List of Accessories 2 (i) to (viii)
non rateable element	-
Adjusted Plant and Machinery	Foundations, Settings, Pits. Pipes - main supply pipes The transmission of power through the pipes is an essential part of the operation being undertaken and the pipes are specifically constructed to minimise power loss through their length. They are required to be flexible enough to prevent joints, yet be capable of maintaining the pressure required. The end couplings have to be sealed to the pipe and be of specific specification to be capable of withholding pressure.

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Ice towers
CG Code	204T02
Specific	Cold Storage containers based at dockside
Descriptive	Steel supporting structure for unit for making Ice chips for cold storage of freshly caught fish prior to sale or dispatch
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Tonnes
ERC	£3,117
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Steel supporting structure for ice making equipment described in 204T01
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Ice towers
CG Code	204T01
Specific	Cold Storage containers based at dockside
Descriptive	Steel unit for making Ice chips for cold storage of freshly caught fish prior to sale or dispatch
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£99
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Usually a square or rectangular tank or container, approximately 4m x 4m foot print and up to a height of about 15m. The container makes its own ice chips and supplies via conveyor this ice to containers holding freshly caught fish off loaded from fishing boats. Associated plant and machinery includes water tank, chiller/freezer units
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description Typical cold stores

Photo notes -

Photo1

Photo2

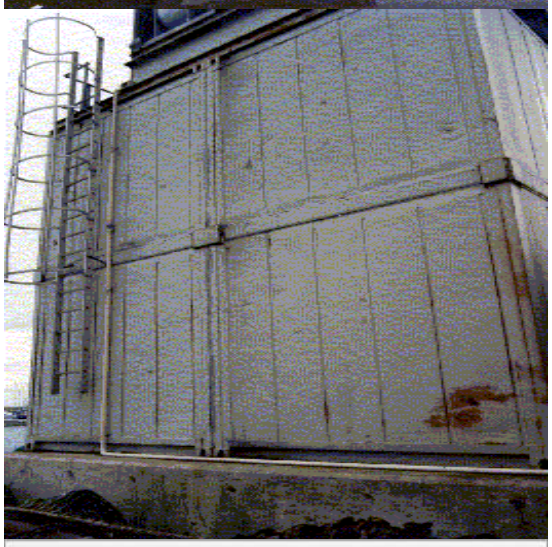

Photo3

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Generic Category	Indoor bowls centre
CG Code	STS019
Specific	Single Storey
Descriptive	Indoor bowling centre
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,326
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Specification - 6 rink bowls hall, changing rooms, toilets, kitchen, kitchen store, dining area, lounge, bar, bar store, committee room, office, cleaners' store and plant room. Structural steel frame. Cedar clad external walls and profiled metal clad roof.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	41P93L
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 36m
Unit size	-
Unit of measurement	m2
ERC	£1,020
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41RR3Q
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 44m
Unit size	-
Unit of measurement	m2
ERC	£1,363
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41RR4Q
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 44m
Unit size	-
Unit of measurement	m2
ERC	£1,045
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41P368
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 16m
Unit size	-
Unit of measurement	m2
ERC	£1,443
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
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Generic Category	Industrial Buildings
CG Code	41P369
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 17m
Unit size	-
Unit of measurement	m2
ERC	£1,482
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P370
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 18m
Unit size	-
Unit of measurement	m2
ERC	£1,522
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P371
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 19m
Unit size	-
Unit of measurement	m2
ERC	£1,561
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P372
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 20m
Unit size	-
Unit of measurement	m2
ERC	£1,601
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P701
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 16m
Unit size	-
Unit of measurement	m2
ERC	£1,209
Superseded codes	41P393
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P702
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 17m
Unit size	-
Unit of measurement	m2
ERC	£1,240
Superseded codes	41P394
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P703
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 18m
Unit size	-
Unit of measurement	m2
ERC	£1,271
Superseded codes	41P395
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P704
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 19m
Unit size	-
Unit of measurement	m2
ERC	£1,302
Superseded codes	41P396
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P705
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 20m
Unit size	-
Unit of measurement	m2
ERC	£1,334
Superseded codes	41P397
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P706
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 21m
Unit size	-
Unit of measurement	m2
ERC	£1,404
Superseded codes	41P398
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P71P
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 11m
Unit size	-
Unit of measurement	m2
ERC	£1,052
Superseded codes	41P33P
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P71T
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 12m
Unit size	-
Unit of measurement	m2
ERC	£1,083
Superseded codes	41P33T
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P71V
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 13m
Unit size	-
Unit of measurement	m2
ERC	£1,115
Superseded codes	41P390
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P71X
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 14m
Unit size	-
Unit of measurement	m2
ERC	£1,146
Superseded codes	41P391
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P71Y
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 15m
Unit size	-
Unit of measurement	m2
ERC	£1,177
Superseded codes	41P392
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P725
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 16m
Unit size	-
Unit of measurement	m2
ERC	£874
Superseded codes	41P81Q, 41P418
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P726
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 17m
Unit size	-
Unit of measurement	m2
ERC	£893
Superseded codes	41P81R, 41P419
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
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Generic Category	Industrial Buildings
CG Code	41P727
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 18m
Unit size	-
Unit of measurement	m2
ERC	£912
Superseded codes	41P81S, 41P420
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P728
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 19m
Unit size	-
Unit of measurement	m2
ERC	£932
Superseded codes	41P81T, 41P421
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P729
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 20m
Unit size	-
Unit of measurement	m2
ERC	£950
Superseded codes	41P81U, 41P422
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P73P
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 11m
Unit size	-
Unit of measurement	m2
ERC	£778
Superseded codes	41R23A, 41P81A, 41P35P
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
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Generic Category	Industrial Buildings
CG Code	41P73T
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 12m
Unit size	-
Unit of measurement	m2
ERC	£797
Superseded codes	41R23F, 41P81F, 41P35T
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
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Generic Category	Industrial Buildings
CG Code	41P73V
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 13m
Unit size	-
Unit of measurement	m2
ERC	£816
Superseded codes	41R23G, 41P81H, 41P415
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P73X
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 14m
Unit size	-
Unit of measurement	m2
ERC	£835
Superseded codes	41R23H, 41P81L, 41P416
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P73Y
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 15m
Unit size	-
Unit of measurement	m2
ERC	£855
Superseded codes	41R23J, 41P81P, 41P417
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P750
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 16m
Unit size	-
Unit of measurement	m2
ERC	£723
Superseded codes	41P83Q, 41P444
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P751
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 17m
Unit size	-
Unit of measurement	m2
ERC	£735
Superseded codes	41P83R, 41P445
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P752
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 18m
Unit size	-
Unit of measurement	m2
ERC	£748
Superseded codes	41P83S ,41P446
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P753
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 19m
Unit size	-
Unit of measurement	m2
ERC	£761
Superseded codes	41P83T, 41P447
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
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Generic Category	Industrial Buildings
CG Code	41P754
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 20m
Unit size	-
Unit of measurement	m2
ERC	£774
Superseded codes	41P83U, 41P448
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	41P75P
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 11m
Unit size	-
Unit of measurement	m2
ERC	£658
Superseded codes	41P83A, 41R25A, 41P37P
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P75T
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 12m
Unit size	-
Unit of measurement	m2
ERC	£670
Superseded codes	41P83F, 41R25F ,41P37T
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P75V
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 13m
Unit size	-
Unit of measurement	m2
ERC	£684
Superseded codes	41P83H, 41R25G, 41P441
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
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Generic Category	Industrial Buildings
CG Code	41P75X
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 14m
Unit size	-
Unit of measurement	m2
ERC	£696
Superseded codes	41P83L, 41R25H, 41P442
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P75Y
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 15m
Unit size	-
Unit of measurement	m2
ERC	£709
Superseded codes	41P83P, 41R25J, 41P443
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P775
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 16m
Unit size	-
Unit of measurement	m2
ERC	£637
Superseded codes	41P87Q, 41P468
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P776
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 17m
Unit size	-
Unit of measurement	m2
ERC	£642
Superseded codes	41P87R, 41P469
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P777
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 18m
Unit size	-
Unit of measurement	m2
ERC	£648
Superseded codes	41P87S, 41P470
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P778
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 19m
Unit size	-
Unit of measurement	m2
ERC	£653
Superseded codes	41P87T, 41P471
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P779
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 20m
Unit size	-
Unit of measurement	m2
ERC	£658
Superseded codes	41P87U, 41P472
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P77P
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 11m
Unit size	-
Unit of measurement	m2
ERC	£612
Superseded codes	41R29A, 41P87A, 41P39P
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P77T
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 12m
Unit size	-
Unit of measurement	m2
ERC	£617
Superseded codes	41R29F, 41P87F, 41P39T
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P77V
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 13m
Unit size	-
Unit of measurement	m2
ERC	£622
Superseded codes	41R29G, 41P87H, 41P465
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P77X
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 14m
Unit size	-
Unit of measurement	m2
ERC	£627
Superseded codes	41R29H, 41P87L, 41P466
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P77Y
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 15m
Unit size	-
Unit of measurement	m2
ERC	£632
Superseded codes	41R29J, 41P87P, 41P467
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
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Generic Category	Industrial Buildings
CG Code	41P781
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 22m
Unit size	-
Unit of measurement	m2
ERC	£713
Superseded codes	41P87W, 41P474
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P85Q
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 16m
Unit size	-
Unit of measurement	m2
ERC	£634
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
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Generic Category	Industrial Buildings
CG Code	41P85R
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 17m
Unit size	-
Unit of measurement	m2
ERC	£641
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
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Generic Category	Industrial Buildings
CG Code	41P85S
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 18m
Unit size	-
Unit of measurement	m2
ERC	£648
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41P85T
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 19m
Unit size	-
Unit of measurement	m2
ERC	£655
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P85U
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 20m
Unit size	-
Unit of measurement	m2
ERC	£662
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P85X
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 23m
Unit size	-
Unit of measurement	m2
ERC	£724
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41PAB0
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 14m
Unit size	-
Unit of measurement	m2
ERC	£1,364
Superseded codes	41P366
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
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Generic Category	Industrial Buildings
CG Code	41PAB7
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 11m
Unit size	-
Unit of measurement	m2
ERC	£1,246
Superseded codes	41P31P
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41PAB8
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 12m
Unit size	-
Unit of measurement	m2
ERC	£1,286
Superseded codes	41P31T
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41PAB9
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 13m
Unit size	-
Unit of measurement	m2
ERC	£1,325
Superseded codes	41P365
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41PABX
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 15m
Unit size	-
Unit of measurement	m2
ERC	£1,404
Superseded codes	41P367
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41R27A
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 11m
Unit size	-
Unit of measurement	m2
ERC	£598
Superseded codes	41P85A
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41R27F
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 12m
Unit size	-
Unit of measurement	m2
ERC	£605
Superseded codes	41P85F
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41R27G
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 13m
Unit size	-
Unit of measurement	m2
ERC	£612
Superseded codes	41P85H
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41R27H
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 14m
Unit size	-
Unit of measurement	m2
ERC	£619
Superseded codes	41P85L
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41R27J
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 15m
Unit size	-
Unit of measurement	m2
ERC	£626
Superseded codes	41P85P
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
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Generic Category	Industrial Buildings
CG Code	42A01R
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 11m
Unit size	-
Unit of measurement	m2
ERC	£559
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A01S
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 12m
Unit size	-
Unit of measurement	m2
ERC	£562
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A01T
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 13m
Unit size	-
Unit of measurement	m2
ERC	£566
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	42A01U
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 14m
Unit size	-
Unit of measurement	m2
ERC	£568
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A01V
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 15m
Unit size	-
Unit of measurement	m2
ERC	£572
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A01W
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 16m
Unit size	-
Unit of measurement	m2
ERC	£575
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A01X
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 17m
Unit size	-
Unit of measurement	m2
ERC	£579
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A01Y
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 18m
Unit size	-
Unit of measurement	m2
ERC	£583
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A01Z
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 19m
Unit size	-
Unit of measurement	m2
ERC	£586
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A02A
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 20m
Unit size	-
Unit of measurement	m2
ERC	£589
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A03H
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 11m
Unit size	-
Unit of measurement	m2
ERC	£512
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A03J
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 12m
Unit size	-
Unit of measurement	m2
ERC	£515
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A03K
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 13m
Unit size	-
Unit of measurement	m2
ERC	£518
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A03L
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 14m
Unit size	-
Unit of measurement	m2
ERC	£520
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A03M
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 15m
Unit size	-
Unit of measurement	m2
ERC	£522
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A03N
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 16m
Unit size	-
Unit of measurement	m2
ERC	£525
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for seperately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A03P
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 17m
Unit size	-
Unit of measurement	m2
ERC	£528
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A03Q
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 18m
Unit size	-
Unit of measurement	m2
ERC	£530
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A03R
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 19m
Unit size	-
Unit of measurement	m2
ERC	£532
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A03S
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 20m
Unit size	-
Unit of measurement	m2
ERC	£535
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P373
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 21m
Unit size	-
Unit of measurement	m2
ERC	£1,679
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41P374
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 22m
Unit size	-
Unit of measurement	m2
ERC	£1,718
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P375
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 23m
Unit size	-
Unit of measurement	m2
ERC	£1,758
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P376
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 24m
Unit size	-
Unit of measurement	m2
ERC	£1,797
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P377
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 25m
Unit size	-
Unit of measurement	m2
ERC	£1,837
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P378
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 26m
Unit size	-
Unit of measurement	m2
ERC	£1,876
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P379
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 27m
Unit size	-
Unit of measurement	m2
ERC	£1,916
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P380
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 28m
Unit size	-
Unit of measurement	m2
ERC	£1,955
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P382
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 30m
Unit size	-
Unit of measurement	m2
ERC	£2,034
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P383
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 31m
Unit size	-
Unit of measurement	m2
ERC	£2,074
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P384
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 32m
Unit size	-
Unit of measurement	m2
ERC	£2,113
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P385
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 33m
Unit size	-
Unit of measurement	m2
ERC	£2,153
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P386
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 34m
Unit size	-
Unit of measurement	m2
ERC	£2,192
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
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Generic Category	Industrial Buildings
CG Code	41P387
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 35m
Unit size	-
Unit of measurement	m2
ERC	£2,232
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P707
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 22m
Unit size	-
Unit of measurement	m2
ERC	£1,435
Superseded codes	41P399
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P708
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 23m
Unit size	-
Unit of measurement	m2
ERC	£1,466
Superseded codes	41P400
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P709
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 24m
Unit size	-
Unit of measurement	m2
ERC	£1,498
Superseded codes	41P401
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P710
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 25m
Unit size	-
Unit of measurement	m2
ERC	£1,529
Superseded codes	41P402
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P711
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 26m
Unit size	-
Unit of measurement	m2
ERC	£1,560
Superseded codes	41P403
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P712
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 27m
Unit size	-
Unit of measurement	m2
ERC	£1,591
Superseded codes	41P404
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P713
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 28m
Unit size	-
Unit of measurement	m2
ERC	£1,623
Superseded codes	41P405
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P714
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 29m
Unit size	-
Unit of measurement	m2
ERC	£1,654
Superseded codes	41P406
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P715
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 30m
Unit size	-
Unit of measurement	m2
ERC	£1,685
Superseded codes	41P407
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
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Generic Category	Industrial Buildings
CG Code	41P716
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 31m
Unit size	-
Unit of measurement	m2
ERC	£1,717
Superseded codes	41P408
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P717
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 32m
Unit size	-
Unit of measurement	m2
ERC	£1,748
Superseded codes	41P409
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P718
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 33m
Unit size	-
Unit of measurement	m2
ERC	£1,779
Superseded codes	41P410
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P719
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 34m
Unit size	-
Unit of measurement	m2
ERC	£1,810
Superseded codes	41P411
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P720
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 35m
Unit size	-
Unit of measurement	m2
ERC	£1,842
Superseded codes	41P412
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P730
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 21m
Unit size	-
Unit of measurement	m2
ERC	£1,009
Superseded codes	41P81V, 41P423
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P731
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 22m
Unit size	-
Unit of measurement	m2
ERC	£1,028
Superseded codes	41P81W, 41P424
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P732
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 23m
Unit size	-
Unit of measurement	m2
ERC	£1,047
Superseded codes	41P81X, 41P425
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P733
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 24m
Unit size	-
Unit of measurement	m2
ERC	£1,067
Superseded codes	41P81Y, 41P426
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P734
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 25m
Unit size	-
Unit of measurement	m2
ERC	£1,085
Superseded codes	41P81Z, 41P427
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P735
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 26m
Unit size	-
Unit of measurement	m2
ERC	£1,105
Superseded codes	41P88A, 41P428
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P736
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 27m
Unit size	-
Unit of measurement	m2
ERC	£1,124
Superseded codes	41P88B, 41P429
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P737
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 28m
Unit size	-
Unit of measurement	m2
ERC	£1,143
Superseded codes	41P88C, 41P430
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P738
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 29m
Unit size	-
Unit of measurement	m2
ERC	£1,162
Superseded codes	41P88D, 41P431
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P739
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 30m
Unit size	-
Unit of measurement	m2
ERC	£1,182
Superseded codes	41P88E, 41P432
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P740
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 31m
Unit size	-
Unit of measurement	m2
ERC	£1,201
Superseded codes	41P88F, 41P433
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P741
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 32m
Unit size	-
Unit of measurement	m2
ERC	£1,220
Superseded codes	41P88G, 41P434
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P742
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 33m
Unit size	-
Unit of measurement	m2
ERC	£1,239
Superseded codes	41P88H, 41P435
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P743
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 34m
Unit size	-
Unit of measurement	m2
ERC	£1,259
Superseded codes	41P88J, 41P436
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P744
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 35m
Unit size	-
Unit of measurement	m2
ERC	£1,278
Superseded codes	41P88K, 41P437
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
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Generic Category	Industrial Buildings
CG Code	41P755
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 21m
Unit size	-
Unit of measurement	m2
ERC	£825
Superseded codes	41P83V, 41P449
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
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Generic Category	Industrial Buildings
CG Code	41P756
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 22m
Unit size	-
Unit of measurement	m2
ERC	£839
Superseded codes	41P83W, 41P450
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P757
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 23m
Unit size	-
Unit of measurement	m2
ERC	£852
Superseded codes	41P83X, 41P451
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P758
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 24m
Unit size	-
Unit of measurement	m2
ERC	£864
Superseded codes	41P83Y, 41P452
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P760
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 26m
Unit size	-
Unit of measurement	m2
ERC	£890
Superseded codes	41P93A, 41P454
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P761
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 27m
Unit size	-
Unit of measurement	m2
ERC	£903
Superseded codes	41P93B, 41P455
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P762
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 28m
Unit size	-
Unit of measurement	m2
ERC	£917
Superseded codes	41P93C, 41P456
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
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Generic Category	Industrial Buildings
CG Code	41P763
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 29m
Unit size	-
Unit of measurement	m2
ERC	£929
Superseded codes	41P93D, 41P457
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P764
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 30m
Unit size	-
Unit of measurement	m2
ERC	£942
Superseded codes	41P93E, 41P458
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P765
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 31m
Unit size	-
Unit of measurement	m2
ERC	£955
Superseded codes	41P93F, 41P459
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P766
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 32m
Unit size	-
Unit of measurement	m2
ERC	£968
Superseded codes	41P93G, 41P460
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	41P767
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 33m
Unit size	-
Unit of measurement	m2
ERC	£981
Superseded codes	41P93H, 41P461
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P768
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 34m
Unit size	-
Unit of measurement	m2
ERC	£994
Superseded codes	41P93J, 41P462
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	41P769
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 35m
Unit size	-
Unit of measurement	m2
ERC	£1,007
Superseded codes	41P93K, 41P463
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P780
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 21m
Unit size	-
Unit of measurement	m2
ERC	£708
Superseded codes	41P87V, 41P473
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P782
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 23m
Unit size	-
Unit of measurement	m2
ERC	£718
Superseded codes	41P87X, 41P475
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P783
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 24m
Unit size	-
Unit of measurement	m2
ERC	£723
Superseded codes	41P87Y, 41P476
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P784
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 25m
Unit size	-
Unit of measurement	m2
ERC	£728
Superseded codes	41P87Z ,41P477
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	41P785
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 26m
Unit size	-
Unit of measurement	m2
ERC	£733
Superseded codes	41P97A, 41P478
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	41P786
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 27m
Unit size	-
Unit of measurement	m2
ERC	£738
Superseded codes	41P97B, 41P479
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for seperately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P787
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 28m
Unit size	-
Unit of measurement	m2
ERC	£743
Superseded codes	41P97C ,41P480
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P788
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 29m
Unit size	-
Unit of measurement	m2
ERC	£748
Superseded codes	41P97D, 41P481
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
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Generic Category	Industrial Buildings
CG Code	41P789
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 30m
Unit size	-
Unit of measurement	m2
ERC	£754
Superseded codes	41P97E ,41P482
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P790
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 31m
Unit size	-
Unit of measurement	m2
ERC	£758
Superseded codes	41P97F ,41P483
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for seperately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
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Generic Category	Industrial Buildings
CG Code	41P791
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 32m
Unit size	-
Unit of measurement	m2
ERC	£763
Superseded codes	41P97G, 41P484
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P792
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 33m
Unit size	-
Unit of measurement	m2
ERC	£769
Superseded codes	41P97H, 41P485
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P793
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 34m
Unit size	-
Unit of measurement	m2
ERC	£774
Superseded codes	41P97J ,41P486
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P794
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 35m
Unit size	-
Unit of measurement	m2
ERC	£778
Superseded codes	41P97K, 41P487
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P85V
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 21m
Unit size	-
Unit of measurement	m2
ERC	£710
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	41P85W
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 22m
Unit size	-
Unit of measurement	m2
ERC	£717
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P85Y
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 24m
Unit size	-
Unit of measurement	m2
ERC	£731
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P85Z
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 25m
Unit size	-
Unit of measurement	m2
ERC	£739
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P95A
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 26m
Unit size	-
Unit of measurement	m2
ERC	£746
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41P95B
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 27m
Unit size	-
Unit of measurement	m2
ERC	£753
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P95C
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 28m
Unit size	-
Unit of measurement	m2
ERC	£760
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P95D
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 29m
Unit size	-
Unit of measurement	m2
ERC	£767
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P95E
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 30m
Unit size	-
Unit of measurement	m2
ERC	£774
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	41P95F
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 31m
Unit size	-
Unit of measurement	m2
ERC	£781
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P95G
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 32m
Unit size	-
Unit of measurement	m2
ERC	£788
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P95H
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 33m
Unit size	-
Unit of measurement	m2
ERC	£795
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P95J
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 34m
Unit size	-
Unit of measurement	m2
ERC	£802
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
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Generic Category	Industrial Buildings
CG Code	41P95K
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 35m
Unit size	-
Unit of measurement	m2
ERC	£809
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A02B
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 21m
Unit size	-
Unit of measurement	m2
ERC	£634
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A02C
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 22m
Unit size	-
Unit of measurement	m2
ERC	£637
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A02D
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 23m
Unit size	-
Unit of measurement	m2
ERC	£641
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A02E
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 24m
Unit size	-
Unit of measurement	m2
ERC	£645
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A02F
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 25m
Unit size	-
Unit of measurement	m2
ERC	£648
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A02G
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 26m
Unit size	-
Unit of measurement	m2
ERC	£651
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A02H
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 27m
Unit size	-
Unit of measurement	m2
ERC	£654
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A02J
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 28m
Unit size	-
Unit of measurement	m2
ERC	£658
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A02K
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 29m
Unit size	-
Unit of measurement	m2
ERC	£661
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A02L
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 30m
Unit size	-
Unit of measurement	m2
ERC	£665
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A02M
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 31m
Unit size	-
Unit of measurement	m2
ERC	£668
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A02N
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 32m
Unit size	-
Unit of measurement	m2
ERC	£671
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A02P
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 33m
Unit size	-
Unit of measurement	m2
ERC	£675
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A02Q
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 34m
Unit size	-
Unit of measurement	m2
ERC	£678
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A02R
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 35m
Unit size	-
Unit of measurement	m2
ERC	£682
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A03T
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 21m
Unit size	-
Unit of measurement	m2
ERC	£576
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A03U
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 22m
Unit size	-
Unit of measurement	m2
ERC	£579
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	42A03V
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 23m
Unit size	-
Unit of measurement	m2
ERC	£581
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	42A03W
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 24m
Unit size	-
Unit of measurement	m2
ERC	£583
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A03X
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 25m
Unit size	-
Unit of measurement	m2
ERC	£586
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A03Y
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 26m
Unit size	-
Unit of measurement	m2
ERC	£586
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A03Z
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 27m
Unit size	-
Unit of measurement	m2
ERC	£590
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A04A
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 28m
Unit size	-
Unit of measurement	m2
ERC	£593
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A04B
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 29m
Unit size	-
Unit of measurement	m2
ERC	£596
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A04C
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 30m
Unit size	-
Unit of measurement	m2
ERC	£598
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A04D
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 31m
Unit size	-
Unit of measurement	m2
ERC	£601
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A04E
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 32m
Unit size	-
Unit of measurement	m2
ERC	£603
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A04F
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 33m
Unit size	-
Unit of measurement	m2
ERC	£606
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A04G
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 34m
Unit size	-
Unit of measurement	m2
ERC	£608
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A04H
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 35m
Unit size	-
Unit of measurement	m2
ERC	£611
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P70A
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 3m
Unit size	-
Unit of measurement	m2
ERC	£802
Superseded codes	41P32A
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41P70B
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 3.5m
Unit size	-
Unit of measurement	m2
ERC	£818
Superseded codes	41P32C
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41P70C
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 4m
Unit size	-
Unit of measurement	m2
ERC	£833
Superseded codes	41P32E
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P70E
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 4.5m
Unit size	-
Unit of measurement	m2
ERC	£849
Superseded codes	41P32G
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P70F
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 5m
Unit size	-
Unit of measurement	m2
ERC	£865
Superseded codes	41P32I
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P70G
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 5.5m
Unit size	-
Unit of measurement	m2
ERC	£880
Superseded codes	41P32K
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P70H
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 6m
Unit size	-
Unit of measurement	m2
ERC	£896
Superseded codes	41P32M
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P70J
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 6.5m
Unit size	-
Unit of measurement	m2
ERC	£911
Superseded codes	41P32P
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P70L
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 7m
Unit size	-
Unit of measurement	m2
ERC	£927
Superseded codes	41P32R
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
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Generic Category	Industrial Buildings
CG Code	41P70M
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 7.5m
Unit size	-
Unit of measurement	m2
ERC	£943
Superseded codes	41P32T
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P70P
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 8m
Unit size	-
Unit of measurement	m2
ERC	£958
Superseded codes	41P33A
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P70T
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 8.5m
Unit size	-
Unit of measurement	m2
ERC	£974
Superseded codes	41P33C
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P71A
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 9m
Unit size	-
Unit of measurement	m2
ERC	£990
Superseded codes	41P33E
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
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Generic Category	Industrial Buildings
CG Code	41P71E
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 9.5m
Unit size	-
Unit of measurement	m2
ERC	£1,005
Superseded codes	41P33G
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P71K
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 10m
Unit size	-
Unit of measurement	m2
ERC	£1,021
Superseded codes	41P33K
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P72A
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 3m
Unit size	-
Unit of measurement	m2
ERC	£624
Superseded codes	41R22A, 41P80A, 41P34A
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P72B
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 3.5m
Unit size	-
Unit of measurement	m2
ERC	£634
Superseded codes	41R22B ,41P80B, 41P34C
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	41P72C
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 4m
Unit size	-
Unit of measurement	m2
ERC	£643
Superseded codes	41R22C ,41P80C, 41P34E
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	41P72E
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 4.5m
Unit size	-
Unit of measurement	m2
ERC	£653
Superseded codes	41R22E, 41P80E ,41P34G
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P72F
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 5m
Unit size	-
Unit of measurement	m2
ERC	£662
Superseded codes	41R22F ,41P80F,41P34I
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P72G
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 5.5m
Unit size	-
Unit of measurement	m2
ERC	£672
Superseded codes	41R22G, 41P80G, 41P34K
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P72H
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 6m
Unit size	-
Unit of measurement	m2
ERC	£682
Superseded codes	41R22H, 41P80H, 41P34M
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P72J
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 6.5m
Unit size	-
Unit of measurement	m2
ERC	£692
Superseded codes	41R22J, 41P80J, 41P34P
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
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Generic Category	Industrial Buildings
CG Code	41P72L
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 7m
Unit size	-
Unit of measurement	m2
ERC	£700
Superseded codes	41R22L, 41P80L, 41P34R
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
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Generic Category	Industrial Buildings
CG Code	41P72M
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 7.5m
Unit size	-
Unit of measurement	m2
ERC	£710
Superseded codes	41R22M, 41P80M, 41P34T
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P72P
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 8m
Unit size	-
Unit of measurement	m2
ERC	£720
Superseded codes	41R22P, 41P80P, 41P35A
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P72T
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 8.5m
Unit size	-
Unit of measurement	m2
ERC	£730
Superseded codes	41R22T, 41P80T, 41P35C
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P73A
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 9m
Unit size	-
Unit of measurement	m2
ERC	£739
Superseded codes	41R22V, 41P80V, 41P35V
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P73E
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 9.5m
Unit size	-
Unit of measurement	m2
ERC	£749
Superseded codes	41R22X, 41P80X, 41P35G
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P73K
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 10m
Unit size	-
Unit of measurement	m2
ERC	£758
Superseded codes	41R22Y, 41P80Y, 41P35K
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
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Generic Category	Industrial Buildings
CG Code	41P74A
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 3m
Unit size	-
Unit of measurement	m2
ERC	£554
Superseded codes	41R24A, 41P36A, 41P82A
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P74B
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 3.5m
Unit size	-
Unit of measurement	m2
ERC	£560
Superseded codes	41R24B, 41P36C, 41P82B
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
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Generic Category	Industrial Buildings
CG Code	41P74C
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 4m
Unit size	-
Unit of measurement	m2
ERC	£567
Superseded codes	41R24C, 41P36E, 41P82C
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P74E
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 4.5m
Unit size	-
Unit of measurement	m2
ERC	£574
Superseded codes	41R24E, 41P36G, 41P82E
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
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Generic Category	Industrial Buildings
CG Code	41P74F
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 5m
Unit size	-
Unit of measurement	m2
ERC	£580
Superseded codes	41P82F, 41R24F, 41P36I
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P74G
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 5.5m
Unit size	-
Unit of measurement	m2
ERC	£586
Superseded codes	41P82G, 41R24G, 41P36K
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P74H
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 6m
Unit size	-
Unit of measurement	m2
ERC	£593
Superseded codes	41P82H, 41R24H, 41P36M
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P74J
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 6.5m
Unit size	-
Unit of measurement	m2
ERC	£599
Superseded codes	41P82J, 41R24J, 41P36P
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P74L
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 7m
Unit size	-
Unit of measurement	m2
ERC	£606
Superseded codes	41P82L, 41R24L, 41P36R
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	41P74M
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 7.5m
Unit size	-
Unit of measurement	m2
ERC	£613
Superseded codes	41P82M, 41R24M, 41P36T
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P74P
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 8m
Unit size	-
Unit of measurement	m2
ERC	£619
Superseded codes	41P82P, 41R24P, 41P37A
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P74T
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 8.5m
Unit size	-
Unit of measurement	m2
ERC	£625
Superseded codes	41P82T, 41R24T, 41P37C
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P75A
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 9m
Unit size	-
Unit of measurement	m2
ERC	£631
Superseded codes	41P82V, 41R24V, 41P37E
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P75E
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 9.5m
Unit size	-
Unit of measurement	m2
ERC	£638
Superseded codes	41P82X, 41R24X, 41P37G
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P75K
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 10m
Unit size	-
Unit of measurement	m2
ERC	£645
Superseded codes	41P82Y, 41R24Y, 41P37K
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41P76A
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 3m
Unit size	-
Unit of measurement	m2
ERC	£571
Superseded codes	41R28A, 41P86A, 41P38A
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41P76B
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 3.5m
Unit size	-
Unit of measurement	m2
ERC	£574
Superseded codes	41R28B, 41P86B, 41P38C
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P76C
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 4m
Unit size	-
Unit of measurement	m2
ERC	£576
Superseded codes	41R28C ,41P86C, 41P38E
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P76E
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 4.5m
Unit size	-
Unit of measurement	m2
ERC	£579
Superseded codes	41R28E, 41P86E, 41P38G
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P76F
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 5m
Unit size	-
Unit of measurement	m2
ERC	£582
Superseded codes	41R28F ,41P86F ,41P38I
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P76G
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 5.5m
Unit size	-
Unit of measurement	m2
ERC	£584
Superseded codes	41R28G, 41P86G, 41P38K
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P76H
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 6m
Unit size	-
Unit of measurement	m2
ERC	£586
Superseded codes	41R28H, 41P86H ,41P38M
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P76J
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 6.5m
Unit size	-
Unit of measurement	m2
ERC	£589
Superseded codes	41R28J, 41P86J, 41P38P
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	41P76L
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 7m
Unit size	-
Unit of measurement	m2
ERC	£591
Superseded codes	41R28L, 41P86L, 41P38R
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P76M
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 7.5m
Unit size	-
Unit of measurement	m2
ERC	£594
Superseded codes	41R28M, 41P86M, 41P38T
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P76P
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 8m
Unit size	-
Unit of measurement	m2
ERC	£597
Superseded codes	41R28P, 41P86P, 41P39A
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
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Generic Category	Industrial Buildings
CG Code	41P76T
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 8.5m
Unit size	-
Unit of measurement	m2
ERC	£599
Superseded codes	41R28T, 41P86T, 41P39C
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P77A
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 9m
Unit size	-
Unit of measurement	m2
ERC	£602
Superseded codes	41R28V, 41P86V, 41P39E
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P77E
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 9.5m
Unit size	-
Unit of measurement	m2
ERC	£604
Superseded codes	41R28X, 41P86X, 41P39G
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P77K
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 10m
Unit size	-
Unit of measurement	m2
ERC	£606
Superseded codes	41R28Y, 41P86Y, 41P39K
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	41PAA1
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 3m
Unit size	-
Unit of measurement	m2
ERC	£930
Superseded codes	41P30A
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41PAA2
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 3.5m
Unit size	-
Unit of measurement	m2
ERC	£950
Superseded codes	41P30C
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	41PAA3
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 4m
Unit size	-
Unit of measurement	m2
ERC	£970
Superseded codes	41P30E
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41PAA4
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 4.5m
Unit size	-
Unit of measurement	m2
ERC	£989
Superseded codes	41P30G
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41PAA5
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 5m
Unit size	-
Unit of measurement	m2
ERC	£1,009
Superseded codes	41P30I
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41PAA6
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 5.5m
Unit size	-
Unit of measurement	m2
ERC	£1,028
Superseded codes	41P30K
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41PAA7
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 6m
Unit size	-
Unit of measurement	m2
ERC	£1,049
Superseded codes	41P30M
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41PAA8
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 6.5m
Unit size	-
Unit of measurement	m2
ERC	£1,068
Superseded codes	41P30P
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41PAA9
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 7m
Unit size	-
Unit of measurement	m2
ERC	£1,088
Superseded codes	41P30R
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41PAB1
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 7.5m
Unit size	-
Unit of measurement	m2
ERC	£1,107
Superseded codes	41P30T
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41PAB2
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 8m
Unit size	-
Unit of measurement	m2
ERC	£1,128
Superseded codes	41P31A
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41PAB3
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 8.5m
Unit size	-
Unit of measurement	m2
ERC	£1,147
Superseded codes	41P31C
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41PAB4
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 9m
Unit size	-
Unit of measurement	m2
ERC	£1,167
Superseded codes	41P31E
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	41PAB5
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 9.5m
Unit size	-
Unit of measurement	m2
ERC	£1,186
Superseded codes	41P31G
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41PAB6
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 10m
Unit size	-
Unit of measurement	m2
ERC	£1,207
Superseded codes	41P31K
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
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Generic Category	Industrial Buildings
CG Code	41R26A
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 3m
Unit size	-
Unit of measurement	m2
ERC	£541
Superseded codes	41P84A
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41R26B
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 3.5m
Unit size	-
Unit of measurement	m2
ERC	£544
Superseded codes	41P84B
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41R26C
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 4m
Unit size	-
Unit of measurement	m2
ERC	£548
Superseded codes	41P84C
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41R26E
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 4.5m
Unit size	-
Unit of measurement	m2
ERC	£551
Superseded codes	41P84E
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	41R26F
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 5m
Unit size	-
Unit of measurement	m2
ERC	£555
Superseded codes	41P84F
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	41R26G
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 5.5m
Unit size	-
Unit of measurement	m2
ERC	£559
Superseded codes	41P84G
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	41R26H
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 6m
Unit size	-
Unit of measurement	m2
ERC	£562
Superseded codes	41P84H
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
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Generic Category	Industrial Buildings
CG Code	41R26J
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 6.5m
Unit size	-
Unit of measurement	m2
ERC	£566
Superseded codes	41P84J
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41R26L
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 7m
Unit size	-
Unit of measurement	m2
ERC	£569
Superseded codes	41P84L
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	41R26M
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 7.5m
Unit size	-
Unit of measurement	m2
ERC	£573
Superseded codes	41P84M
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41R26P
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 8m
Unit size	-
Unit of measurement	m2
ERC	£576
Superseded codes	41P84P
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41R26T
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 8.5m
Unit size	-
Unit of measurement	m2
ERC	£580
Superseded codes	41P84T
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
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Generic Category	Industrial Buildings
CG Code	41R26V
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 9m
Unit size	-
Unit of measurement	m2
ERC	£583
Superseded codes	41P84V
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
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Generic Category	Industrial Buildings
CG Code	41R26X
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 9.5m
Unit size	-
Unit of measurement	m2
ERC	£587
Superseded codes	41P84X
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41R26Y
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 10m
Unit size	-
Unit of measurement	m2
ERC	£590
Superseded codes	41P84Y
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	42A01A
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 3m
Unit size	-
Unit of measurement	m2
ERC	£531
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	42A01B
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 3.5m
Unit size	-
Unit of measurement	m2
ERC	£533
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	42A01C
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 4m
Unit size	-
Unit of measurement	m2
ERC	£535
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	42A01D
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 4.5m
Unit size	-
Unit of measurement	m2
ERC	£536
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
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Generic Category	Industrial Buildings
CG Code	42A01E
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 5m
Unit size	-
Unit of measurement	m2
ERC	£538
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
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Generic Category	Industrial Buildings
CG Code	42A01F
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 5.5m
Unit size	-
Unit of measurement	m2
ERC	£540
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
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Generic Category	Industrial Buildings
CG Code	42A01G
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 6m
Unit size	-
Unit of measurement	m2
ERC	£542
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A01H
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 6.5m
Unit size	-
Unit of measurement	m2
ERC	£543
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A01J
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 7m
Unit size	-
Unit of measurement	m2
ERC	£545
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
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Generic Category	Industrial Buildings
CG Code	42A01K
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 7.5m
Unit size	-
Unit of measurement	m2
ERC	£547
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A01L
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 8m
Unit size	-
Unit of measurement	m2
ERC	£548
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A01M
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 8.5m
Unit size	-
Unit of measurement	m2
ERC	£550
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A01N
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 9m
Unit size	-
Unit of measurement	m2
ERC	£551
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A01P
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 9.5m
Unit size	-
Unit of measurement	m2
ERC	£553
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A01Q
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 10m
Unit size	-
Unit of measurement	m2
ERC	£555
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A02S
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 3m
Unit size	-
Unit of measurement	m2
ERC	£493
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A02T
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 3.5m
Unit size	-
Unit of measurement	m2
ERC	£494
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A02U
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 4m
Unit size	-
Unit of measurement	m2
ERC	£496
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A02V
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 4.5m
Unit size	-
Unit of measurement	m2
ERC	£497
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A02W
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 5m
Unit size	-
Unit of measurement	m2
ERC	£497
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A02X
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 5.5m
Unit size	-
Unit of measurement	m2
ERC	£499
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A02Y
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 6m
Unit size	-
Unit of measurement	m2
ERC	£500
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A02Z
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 6.5m
Unit size	-
Unit of measurement	m2
ERC	£502
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A03A
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 7m
Unit size	-
Unit of measurement	m2
ERC	£503
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A03B
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 7.5m
Unit size	-
Unit of measurement	m2
ERC	£504
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A03C
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 8m
Unit size	-
Unit of measurement	m2
ERC	£505
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A03D
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 8.5m
Unit size	-
Unit of measurement	m2
ERC	£506
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A03E
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 9m
Unit size	-
Unit of measurement	m2
ERC	£508
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A03F
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 9.5m
Unit size	-
Unit of measurement	m2
ERC	£509
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A03G
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 10m
Unit size	-
Unit of measurement	m2
ERC	£510
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P93V
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 45m
Unit size	-
Unit of measurement	m2
ERC	£1,137
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41P88L
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 36m
Unit size	-
Unit of measurement	m2
ERC	£1,297
Superseded codes	41P88Q
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P88M
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 37m
Unit size	-
Unit of measurement	m2
ERC	£1,317
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P88N
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 38m
Unit size	-
Unit of measurement	m2
ERC	£1,335
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41P88P
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 39m
Unit size	-
Unit of measurement	m2
ERC	£1,355
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41P88QA
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 40m
Unit size	-
Unit of measurement	m2
ERC	£1,374
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P88R
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 41m
Unit size	-
Unit of measurement	m2
ERC	£1,393
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41P88S
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 42m
Unit size	-
Unit of measurement	m2
ERC	£1,412
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41P88T
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 43m
Unit size	-
Unit of measurement	m2
ERC	£1,432
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41P88U
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 44m
Unit size	-
Unit of measurement	m2
ERC	£1,450
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P88V
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 45m
Unit size	-
Unit of measurement	m2
ERC	£1,470
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P93M
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 37m
Unit size	-
Unit of measurement	m2
ERC	£1,033
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41P93N
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 38m
Unit size	-
Unit of measurement	m2
ERC	£1,046
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P93P
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 39m
Unit size	-
Unit of measurement	m2
ERC	£1,059
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	41P93Q
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 40m
Unit size	-
Unit of measurement	m2
ERC	£1,072
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P93R
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 41m
Unit size	-
Unit of measurement	m2
ERC	£1,084
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41P93S
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 42m
Unit size	-
Unit of measurement	m2
ERC	£1,098
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P93T
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 43m
Unit size	-
Unit of measurement	m2
ERC	£1,111
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P93U
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 44m
Unit size	-
Unit of measurement	m2
ERC	£1,123
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41P95L
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 36m
Unit size	-
Unit of measurement	m2
ERC	£817
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P95M
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 37m
Unit size	-
Unit of measurement	m2
ERC	£825
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P95N
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 38m
Unit size	-
Unit of measurement	m2
ERC	£832
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P95P
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 39m
Unit size	-
Unit of measurement	m2
ERC	£839
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P95Q
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 40m
Unit size	-
Unit of measurement	m2
ERC	£846
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P95R
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 41m
Unit size	-
Unit of measurement	m2
ERC	£853
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P95S
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 42m
Unit size	-
Unit of measurement	m2
ERC	£860
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41P95T
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 43m
Unit size	-
Unit of measurement	m2
ERC	£867
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P95U
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 44m
Unit size	-
Unit of measurement	m2
ERC	£874
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41P95V
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 45m
Unit size	-
Unit of measurement	m2
ERC	£881
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41P97L
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 36m
Unit size	-
Unit of measurement	m2
ERC	£784
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41P97M
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 37m
Unit size	-
Unit of measurement	m2
ERC	£789
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P97N
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 38m
Unit size	-
Unit of measurement	m2
ERC	£794
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	41P97P
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 39m
Unit size	-
Unit of measurement	m2
ERC	£799
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P97Q
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 40m
Unit size	-
Unit of measurement	m2
ERC	£804
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P97R
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 41m
Unit size	-
Unit of measurement	m2
ERC	£809
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P97S
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 42m
Unit size	-
Unit of measurement	m2
ERC	£814
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	41P97T
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 43m
Unit size	-
Unit of measurement	m2
ERC	£819
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	41P97U
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 44m
Unit size	-
Unit of measurement	m2
ERC	£825
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P97V
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 45m
Unit size	-
Unit of measurement	m2
ERC	£830
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	42A18U
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 36m
Unit size	-
Unit of measurement	m2
ERC	£2,271
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A18V
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 37m
Unit size	-
Unit of measurement	m2
ERC	£2,311
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A18W
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 38m
Unit size	-
Unit of measurement	m2
ERC	£2,350
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	42A18X
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 39m
Unit size	-
Unit of measurement	m2
ERC	£2,389
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A18Y
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 40m
Unit size	-
Unit of measurement	m2
ERC	£2,428
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A18Z
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 41m
Unit size	-
Unit of measurement	m2
ERC	£2,468
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	42A19A
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 42m
Unit size	-
Unit of measurement	m2
ERC	£2,507
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A19B
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 43m
Unit size	-
Unit of measurement	m2
ERC	£2,547
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A19C
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 44m
Unit size	-
Unit of measurement	m2
ERC	£2,586
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A19D
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 45m
Unit size	-
Unit of measurement	m2
ERC	£2,626
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A19E
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 36m
Unit size	-
Unit of measurement	m2
ERC	£1,873
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A19F
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 37m
Unit size	-
Unit of measurement	m2
ERC	£1,904
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A19G
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 38m
Unit size	-
Unit of measurement	m2
ERC	£1,935
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A19H
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 39m
Unit size	-
Unit of measurement	m2
ERC	£1,967
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A19J
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 40m
Unit size	-
Unit of measurement	m2
ERC	£1,998
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A19K
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 41m
Unit size	-
Unit of measurement	m2
ERC	£2,029
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	42A19L
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 42m
Unit size	-
Unit of measurement	m2
ERC	£2,061
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	42A19M
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 43m
Unit size	-
Unit of measurement	m2
ERC	£2,092
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
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Generic Category	Industrial Buildings
CG Code	42A19N
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 44m
Unit size	-
Unit of measurement	m2
ERC	£2,123
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A19P
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 45m
Unit size	-
Unit of measurement	m2
ERC	£2,154
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A19Q
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 36m
Unit size	-
Unit of measurement	m2
ERC	£685
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A19R
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 37m
Unit size	-
Unit of measurement	m2
ERC	£688
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A19S
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 38m
Unit size	-
Unit of measurement	m2
ERC	£692
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A19T
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 39m
Unit size	-
Unit of measurement	m2
ERC	£695
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	42A19U
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 40m
Unit size	-
Unit of measurement	m2
ERC	£699
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A19V
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 41m
Unit size	-
Unit of measurement	m2
ERC	£702
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A19W
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 42m
Unit size	-
Unit of measurement	m2
ERC	£705
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	42A19X
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 43m
Unit size	-
Unit of measurement	m2
ERC	£708
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A19Y
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 44m
Unit size	-
Unit of measurement	m2
ERC	£712
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A19Z
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 45m
Unit size	-
Unit of measurement	m2
ERC	£715
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A20A
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 36m
Unit size	-
Unit of measurement	m2
ERC	£614
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A20B
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 37m
Unit size	-
Unit of measurement	m2
ERC	£615
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A20C
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 38m
Unit size	-
Unit of measurement	m2
ERC	£618
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A20D
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 39m
Unit size	-
Unit of measurement	m2
ERC	£621
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A20E
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 40m
Unit size	-
Unit of measurement	m2
ERC	£623
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A20F
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 41m
Unit size	-
Unit of measurement	m2
ERC	£625
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A20G
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 42m
Unit size	-
Unit of measurement	m2
ERC	£628
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A20H
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 43m
Unit size	-
Unit of measurement	m2
ERC	£630
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	42A20J
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 44m
Unit size	-
Unit of measurement	m2
ERC	£633
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
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Generic Category	Industrial Buildings
CG Code	42A20K
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 45m
Unit size	-
Unit of measurement	m2
ERC	£636
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	41P381
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 29m
Unit size	-
Unit of measurement	m2
ERC	£1,995
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P759
Specific	Insulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 25m
Unit size	-
Unit of measurement	m2
ERC	£878
Superseded codes	41P83Z, 41P453, 41P64P
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41T20C
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 11m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£534
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T20D
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 12m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£536
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T20E
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 13m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£537
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T20F
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 14m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£538
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T20G
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 15m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£540
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T20H
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 16m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£541
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T20J
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 17m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£543
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T20K
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 18m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£543
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T20L
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 19m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£584
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T20M
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 20m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£585
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T24C
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 11m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£478
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T24D
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 12m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£478
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T24E
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 13m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£479
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T24F
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 14m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£480
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T24G
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 15m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£481
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T24H
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 16m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£481
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T24J
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 17m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£481
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T24K
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 18m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£482
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T24L
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 19m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£522
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T24M
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 20m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£522
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T24P
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 22m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£524
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T28C
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 11m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£510
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for seperately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T28D
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 12m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£510
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T28E
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 13m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£511
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T28F
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 14m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£511
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T28G
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 15m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£511
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T28H
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 16m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£511
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T28J
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 17m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£511
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T28K
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 18m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£511
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150 thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T28L
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 19m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£556
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T28M
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 20m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£556
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A08H
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 11m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£775
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A08J
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 12m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£778
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A08K
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 13m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£781
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A08L
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 14m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£784
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A08M
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 15m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£787
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A08N
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 16m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£790
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A08P
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 17m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£794
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A08Q
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 18m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£796
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A08R
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 19m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£839
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A08S
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 20m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£841
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A09Z
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 11m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£676
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A10A
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 12m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£677
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A10B
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 13m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£680
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A10C
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 14m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£683
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A10D
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 15m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£685
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A10E
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 16m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£688
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A10F
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 17m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£690
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A10G
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 18m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£692
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A10H
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 19m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£734
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A10J
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 20m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£737
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A12V
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 11m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£481
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A12W
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 12m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£482
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A12X
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 13m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£482
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A12Y
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 14m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£482
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A12Z
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 15m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£482
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A13A
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 16m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£483
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A13B
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 17m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£483
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A13C
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 18m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£483
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A13D
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 19m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£524
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A13E
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 20m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£524
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A15B
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 11m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£484
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A15C
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 12m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£484
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A15D
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 13m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£484
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A15E
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 14m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£485
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A15F
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 15m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£485
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A15G
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 16m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£484
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A15H
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 17m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£485
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A15J
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 18m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£485
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A15K
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 19m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£527
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A15L
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 20m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£527
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A16T
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 11m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£450
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A16U
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 12m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£450
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A16V
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 13m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£451
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A16W
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 14m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£451
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A16X
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 15m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£451
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A16Y
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 16m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£451
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A16Z
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 17m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£451
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A17A
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 18m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£451
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A17B
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 19m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£490
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A17C
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 20m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£490
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T20N
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 21m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£587
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T20P
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 22m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£588
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T20Q
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 23m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£590
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T20R
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 24m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£591
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T20S
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 25m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£592
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T20T
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 26m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£594
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T20V
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 27m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£595
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T20W
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 28m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£597
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T20X
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 29m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£598
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T20Y
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 30m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£599
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T22A
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 31m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£600
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T22C
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 32m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£602
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T22D
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 33m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£604
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T22E
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 34m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£605
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T22F
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 35m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£606
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T24N
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 21m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£523
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T24Q
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 23m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£525
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T24R
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 24m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£526
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T24S
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 25m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£526
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T24T
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 26m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£527
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T24V
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 27m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£528
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T24W
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 28m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£528
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T24X
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 29m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£528
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T24Y
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 30m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£529
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T26A
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 31m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£530
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T26C
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 32m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£531
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T26D
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 33m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£532
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T26E
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 34m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£532
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T26F
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 35m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£533
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T28N
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 21m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£556
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T28P
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 22m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£556
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T28Q
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 23m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£556
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T28R
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 24m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£556
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T28S
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 25m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£556
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T28T
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 26m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£556
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T28V
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 27m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£557
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T28W
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 28m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£557
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T28X
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 29m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£557
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T28Y
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 30m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£557
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T29A
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 31m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£557
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T29C
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 32m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£557
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T29D
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 33m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£557
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T29E
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 34m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£557
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T29F
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 35m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£557
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A08T
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 21m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£845
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A08U
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 22m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£848
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A08V
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 23m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£850
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A08W
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 24m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£854
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A08X
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 25m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£856
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A08Y
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 26m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£860
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A08Z
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 27m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£863
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A09A
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 28m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£866
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A09B
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 29m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£869
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A09C
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 30m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£872
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A09D
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 31m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£875
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A09E
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 32m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£879
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A09F
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 33m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£881
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A09G
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 34m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£885
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A09H
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 35m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£887
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A10K
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 21m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£739
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A10L
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 22m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£741
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A10M
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 23m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£744
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A10N
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 24m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£747
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A10P
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 25m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£748
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A10Q
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 26m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£751
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A10R
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 27m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£754
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A10S
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 28m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£756
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A10T
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 29m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£759
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A10U
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 30m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£761
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A10V
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 31m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£763
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A10W
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 32m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£766
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A10X
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 33m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£769
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A10Y
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 34m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£770
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A10Z
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 35m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£773
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A13F
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 21m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£524
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A13G
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 22m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£525
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A13H
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 23m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£525
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A13J
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 24m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£525
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A13K
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 25m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£525
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A13L
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 26m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£525
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A13M
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 27m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£526
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A13N
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 28m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£526
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A13P
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 29m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£526
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A13Q
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 30m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£526
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A13R
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 31m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£527
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A13S
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 32m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£527
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A13T
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 33m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£527
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A13U
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 34m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£527
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A13V
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 35m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£528
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A15R
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 25m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£528
Superseded codes	42A15
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A15M
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 21m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£528
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A15N
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 22m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£528
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A15P
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 23m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£528
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A15Q
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 24m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£528
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A15S
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 26m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£528
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A15T
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 27m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£528
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A15U
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 28m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£528
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A15V
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 29m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£528
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A15W
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 30m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£528
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A15X
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 31m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£528
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A15Y
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 32m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£528
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A15Z
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 33m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£528
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A16A
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 34m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£528
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A16B
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 35m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£528
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A17D
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 21m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£490
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A17E
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 22m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£490
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A17F
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 23m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£490
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A17G
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 24m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£490
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A17H
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 25m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£490
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A17J
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 26m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£490
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A17K
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 27m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£491
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A17L
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 28m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£491
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A17M
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 29m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£491
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A17N
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 30m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£491
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A17P
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 31m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£491
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A17Q
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 32m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£491
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A17R
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 33m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£491
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A17S
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 34m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£491
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A17T
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 35m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£491
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T20A
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 10m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£533
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T24A
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 10m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£477
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T28A
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 10m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£510
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A07S
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 3m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£750
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A07T
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 3.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£752
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A07U
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 4m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£754
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A07V
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 4.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£755
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A07W
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£756
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A07X
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 5.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£758
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A07Y
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 6m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£760
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A07Z
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 6.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£761
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A08A
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 7m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£762
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A08B
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 7.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£764
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A08C
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 8m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£766
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A08D
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 8.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£767
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A08E
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 9m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£769
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A08F
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 9.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£770
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A08G
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 10m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£771
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A09J
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 3m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£655
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A09K
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 3.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£657
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A09L
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 4m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£658
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A09M
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 4.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£660
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A09N
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£661
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A09P
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 5.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£661
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A09Q
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 6m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£663
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A09R
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 6.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£664
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A09S
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 7m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£666
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A09T
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 7.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£667
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A09U
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 8m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£668
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A09V
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 8.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£669
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A09W
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 9m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£670
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	ing Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A09X
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 9.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£672
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A09Y
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 10m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£673
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A11A
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 3m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£523
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A11B
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 3.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£524
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A11C
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 4m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£524
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A11D
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 4.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£525
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A11E
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£526
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A11F
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 5.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£527
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A11G
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 6m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£528
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A11H
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 6.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£528
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A11J
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 7m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£528
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A11K
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 7.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£529
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A11L
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 8m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£530
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A11M
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 8.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£530
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A11N
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 9m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£531
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A11P
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 9.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£532
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A11Q
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 3m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£472
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A11R
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 3.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£473
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A11S
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 4m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£473
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A11T
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 4.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£473
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A11U
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£473
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A11V
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 5.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£473
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A11W
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 6m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£474
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A11X
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 6.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£474
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A11Y
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 7m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£474
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A11Z
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 7.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£475
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A12A
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 8m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£475
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A12B
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 8.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£476
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A12C
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 9m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£476
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A12D
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 9.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£476
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A12E
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 3m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£481
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A12F
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 3.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£481
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A12G
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 4m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£481
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A12H
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 4.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£481
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A12J
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£481
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A12K
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 5.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£481
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A12L
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 6m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£481
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A12M
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 6.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£481
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A12N
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 7m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£481
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A12P
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 7.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£481
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A12Q
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 8m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£481
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A12R
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 8.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£481
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A12S
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 9m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£481
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A12T
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 9.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£481
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A12U
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 10m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£481
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A13W
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 3m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£510
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A13X
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 3.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£510
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A13Y
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 4m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£510
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A13Z
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 4.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£510
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A14A
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£510
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A14B
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 5.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£510
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A14C
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 6m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£510
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A14D
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 6.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£510
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A14E
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 7m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£510
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A14F
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 7.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£510
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A14G
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 8m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£510
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A14H
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 8.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£510
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A14J
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 9m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£510
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A14K
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 9.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£510
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A14L
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 3m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£483
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A14M
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 3.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£483
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A14N
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 4m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£483
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A14P
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 4.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£483
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A14Q
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£483
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A14R
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 5.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£483
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A14S
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 6m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£484
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A14T
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 6.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£484
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A14U
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 7m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£484
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A14V
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 7.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£484
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A14W
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 8m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£484
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A14X
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 8.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£484
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A14Y
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 9m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£484
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A14Z
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 9.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£484
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A15A
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 10m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£484
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A16C
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 3m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£450
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A16D
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 3.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£450
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A16E
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 4m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£450
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A16F
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 4.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£450
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A16G
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£450
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A16H
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 5.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£450
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A16J
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 6m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£450
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A16K
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 6.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£450
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A16L
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 7m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£450
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A16M
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 7.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£450
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A16N
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 8m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£450
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A16P
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 8.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£450
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A16Q
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 9m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£450
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A16R
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 9.5m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£450
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A16S
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 10m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£450
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	31T22G
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 36m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£607
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	31T22H
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 37m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£609
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	31T22J
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 38m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£610
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	31T22K
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 39m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£612
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	31T22L
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 40m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£614
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	31T22M
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 41m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£614
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	31T22N
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 42m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£616
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	31T22P
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 43m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£617
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	31T22Q
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 44m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£619
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	31T22R
Specific	No Wall Cladding
Descriptive	251 - 500m2
Tech1	Eaves Height - 45m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£620
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	31T26G
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 36m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£534
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	31T26H
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 37m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£535
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	31T26J
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 38m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£535
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	31T26K
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 39m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£536
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	31T26L
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 40m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£536
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	31T26M
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 41m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£537
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	31T26N
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 42m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£538
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	31T26P
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 43m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£538
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	31T26Q
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 44m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£539
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	31T26R
Specific	No Wall Cladding
Descriptive	501 - 1,000m2
Tech1	Eaves Height - 45m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£540
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T29G
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 36m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£557
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T29H
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 37m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£557
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T29J
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 38m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£558
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T29K
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 39m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£558
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T29L
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 40m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£558
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T29M
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 41m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£558
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T29N
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 42m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£558
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T29P
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 43m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£558
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T29Q
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 44m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£558
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41T29R
Specific	No Wall Cladding
Descriptive	5,001 - 10,000m2
Tech1	Eaves Height - 45m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£558
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A22C
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 36m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£891
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A22D
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 37m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£894
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A22E
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 38m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£897
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A22F
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 39m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£900
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A22G
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 40m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£903
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A22H
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 41m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£906
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A22J
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 42m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£910
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A22K
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 43m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£912
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A22L
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 44m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£915
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A22M
Specific	No Wall Cladding
Descriptive	0 - 100m2
Tech1	Eaves Height - 45m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£919
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A22N
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 36m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£776
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A22P
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 37m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£778
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A22Q
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 38m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£781
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A22R
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 39m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£783
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A22S
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 40m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£786
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A22T
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 41m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£788
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A22U
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 42m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£791
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A22V
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 43m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£794
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A22W
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 44m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£795
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A22X
Specific	No Wall Cladding
Descriptive	101 - 250m2
Tech1	Eaves Height - 45m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£798
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A22Y
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 36m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£528
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A22Z
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 37m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£528
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A23A
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 38m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£528
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150 thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A23B
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 39m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£528
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A23C
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 40m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£528
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A23D
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 41m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£528
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A23E
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 42m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£528
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A23F
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 43m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£528
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A23G
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 44m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£529
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A23H
Specific	No Wall Cladding
Descriptive	1,001 - 5,000m2
Tech1	Eaves Height - 45m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£529
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A23J
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 36m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£528
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A23K
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 37m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£528
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A23L
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 38m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£529
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A23M
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 39m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£529
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A23N
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 40m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£529
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A23P
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 41m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£529
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A23Q
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 42m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£529
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A23R
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 43m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£529
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A23S
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 44m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£529
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A23T
Specific	No Wall Cladding
Descriptive	10,001 - 20,000m2
Tech1	Eaves Height - 45m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£529
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A23U
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 36m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£491
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A23V
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 37m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£491
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A23W
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 38m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£491
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A23X
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 39m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£492
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A23Y
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 40m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£492
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A23Z
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 41m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£492
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A24A
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 42m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£492
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A24B
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 43m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£492
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A24C
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 44m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£492
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	42A24D
Specific	No Wall Cladding
Descriptive	over 20,000m2
Tech1	Eaves Height - 45m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£492
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Uninsulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; Single phase electrics, lighting and power; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage). Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	The picture can't be displayed.
Photo2	
Photo3	

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Generic Category	Industrial Buildings
CG Code	41P223
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 16m
Unit size	-
Unit of measurement	m2
ERC	£1,368
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41P224
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 17m
Unit size	-
Unit of measurement	m2
ERC	£1,404
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41P225
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 18m
Unit size	-
Unit of measurement	m2
ERC	£1,442
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41P226
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 19m
Unit size	-
Unit of measurement	m2
ERC	£1,479
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P227
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 20m
Unit size	-
Unit of measurement	m2
ERC	£1,515
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P344
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 16m
Unit size	-
Unit of measurement	m2
ERC	£554
Superseded codes	41P560, 41RO8L
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P490
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 16m
Unit size	-
Unit of measurement	m2
ERC	£1,143
Superseded codes	41P254
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P491
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 17m
Unit size	-
Unit of measurement	m2
ERC	£1,172
Superseded codes	41P255
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P492
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 18m
Unit size	-
Unit of measurement	m2
ERC	£1,201
Superseded codes	41P256
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P493
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 19m
Unit size	-
Unit of measurement	m2
ERC	£1,231
Superseded codes	41P257
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150 thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P494
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 20m
Unit size	-
Unit of measurement	m2
ERC	£1,260
Superseded codes	41P258
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P512
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 16m
Unit size	-
Unit of measurement	m2
ERC	£820
Superseded codes	41P284, 41RO3L
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P513
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 17m
Unit size	-
Unit of measurement	m2
ERC	£838
Superseded codes	41P285, 41RO3M
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P514
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 18m
Unit size	-
Unit of measurement	m2
ERC	£856
Superseded codes	41P286, 41RO3N
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P515
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 19m
Unit size	-
Unit of measurement	m2
ERC	£874
Superseded codes	41P287, 41RO3P
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P516
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 20m
Unit size	-
Unit of measurement	m2
ERC	£892
Superseded codes	41P288, 41RO3Q
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P535
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 16m
Unit size	-
Unit of measurement	m2
ERC	£672
Superseded codes	41P313, 41RO4L
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P536
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 17m
Unit size	-
Unit of measurement	m2
ERC	£684
Superseded codes	41P314, 41RO4M
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P537
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 18m
Unit size	-
Unit of measurement	m2
ERC	£696
Superseded codes	41P315, 41RO4N
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P538
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 19m
Unit size	-
Unit of measurement	m2
ERC	£708
Superseded codes	41P316, 41RO4P
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P539
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 20m
Unit size	-
Unit of measurement	m2
ERC	£719
Superseded codes	41P317, 41RO4Q
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P541
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 22m
Unit size	-
Unit of measurement	m2
ERC	£782
Superseded codes	41P319, 41RO4S
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P561
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 17m
Unit size	-
Unit of measurement	m2
ERC	£557
Superseded codes	41RO8M, 41P345
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P562
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 18m
Unit size	-
Unit of measurement	m2
ERC	£559
Superseded codes	41P346, 41RO8N
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P563
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 19m
Unit size	-
Unit of measurement	m2
ERC	£562
Superseded codes	41P347, 41RO8P
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P564
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 20m
Unit size	-
Unit of measurement	m2
ERC	£565
Superseded codes	41RO8Q, 41P348
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P61P
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 11m
Unit size	-
Unit of measurement	m2
ERC	£997
Superseded codes	41P03P, 41P23P, 41U23P, 41U43P, 41Z03P, 41Z13P
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P61T
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 12m
Unit size	-
Unit of measurement	m2
ERC	£1,026
Superseded codes	41P03T, 41P23T, 41U23T, 41Z03T, 41Z13T, 41U43T
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P61V
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 13m
Unit size	-
Unit of measurement	m2
ERC	£1,055
Superseded codes	41P251
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P61X
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 14m
Unit size	-
Unit of measurement	m2
ERC	£1,084
Superseded codes	41P252
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P61Y
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 15m
Unit size	-
Unit of measurement	m2
ERC	£1,114
Superseded codes	41P253
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P63T
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 12m
Unit size	-
Unit of measurement	m2
ERC	£748
Superseded codes	41P05T, 41P25T, 41R03F, 41U25T, 41U45T, 41Z05T, 41Z15T
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P63V
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 13m
Unit size	-
Unit of measurement	m2
ERC	£766
Superseded codes	41P281, 41R03G
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P63X
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 14m
Unit size	-
Unit of measurement	m2
ERC	£784
Superseded codes	41P282, 41R03H
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P63Y
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 15m
Unit size	-
Unit of measurement	m2
ERC	£802
Superseded codes	41P283, 41R03K
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P65P
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 11m
Unit size	-
Unit of measurement	m2
ERC	£612
Superseded codes	41P07P, 41P27P, 41R05A, 41U27P, 41U47P, 41Z07P, 41Z17P
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P65T
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 12m
Unit size	-
Unit of measurement	m2
ERC	£624
Superseded codes	41P07T, 41P27T, 41R05F, 41U27T, 41U47T, 41Z07T, 41Z17T
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P65V
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 13m
Unit size	-
Unit of measurement	m2
ERC	£636
Superseded codes	41R05G, 41P310
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P65X
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 14m
Unit size	-
Unit of measurement	m2
ERC	£648
Superseded codes	41P311, 41R05H
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P65Y
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 15m
Unit size	-
Unit of measurement	m2
ERC	£660
Superseded codes	41P312, 41R05K
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P67P
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 11m
Unit size	-
Unit of measurement	m2
ERC	£541
Superseded codes	41P09P, 41P29P, 41R09A, 41U29P, 41U49P
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P67T
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 12m
Unit size	-
Unit of measurement	m2
ERC	£543
Superseded codes	41P09T, 41P29T, 41R09F, 41U29T, 41U49T
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P67V
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 13m
Unit size	-
Unit of measurement	m2
ERC	£546
Superseded codes	41P341, 41R09G
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P67X
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 14m
Unit size	-
Unit of measurement	m2
ERC	£549
Superseded codes	41P342, 41R09H
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P67Y
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 15m
Unit size	-
Unit of measurement	m2
ERC	£551
Superseded codes	41P343, 41R09J
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41PBB0
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 15m
Unit size	-
Unit of measurement	m2
ERC	£1,331
Superseded codes	41P222
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41PBB6
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 11m
Unit size	-
Unit of measurement	m2
ERC	£1,183
Superseded codes	41P01P, 41P21P, 41U21P, 41Z01P, 41Z11P
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41PBB7
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 12m
Unit size	-
Unit of measurement	m2
ERC	£1,220
Superseded codes	41P01T, 41P21T, 41U21T, 41Z01T, 41Z11T
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41PBB8
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 13m
Unit size	-
Unit of measurement	m2
ERC	£1,257
Superseded codes	41P220
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W.
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41PBB9
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 14m
Unit size	-
Unit of measurement	m2
ERC	£1,294
Superseded codes	41P221
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	41R06N
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 18m
Unit size	-
Unit of measurement	m2
ERC	£599
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41R06Q
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 20m
Unit size	-
Unit of measurement	m2
ERC	£612
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41R07A
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 11m
Unit size	-
Unit of measurement	m2
ERC	£554
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	41R07F
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 12m
Unit size	-
Unit of measurement	m2
ERC	£560
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41R07G
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 13m
Unit size	-
Unit of measurement	m2
ERC	£567
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41R07H
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 14m
Unit size	-
Unit of measurement	m2
ERC	£574
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41R07J
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 15m
Unit size	-
Unit of measurement	m2
ERC	£580
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41RU6L
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 16m
Unit size	-
Unit of measurement	m2
ERC	£586
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41RU6M
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 17m
Unit size	-
Unit of measurement	m2
ERC	£593
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41RU6P
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 19m
Unit size	-
Unit of measurement	m2
ERC	£606
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A04Z
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 11m
Unit size	-
Unit of measurement	m2
ERC	£518
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A05A
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 12m
Unit size	-
Unit of measurement	m2
ERC	£521
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A05B
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 13m
Unit size	-
Unit of measurement	m2
ERC	£524
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A05C
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 14m
Unit size	-
Unit of measurement	m2
ERC	£527
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A05D
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 15m
Unit size	-
Unit of measurement	m2
ERC	£530
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A05E
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 16m
Unit size	-
Unit of measurement	m2
ERC	£533
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A05F
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 17m
Unit size	-
Unit of measurement	m2
ERC	£536
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A05G
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 18m
Unit size	-
Unit of measurement	m2
ERC	£539
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	42A05H
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 19m
Unit size	-
Unit of measurement	m2
ERC	£543
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	42A05J
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 20m
Unit size	-
Unit of measurement	m2
ERC	£545
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	42A06R
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 11m
Unit size	-
Unit of measurement	m2
ERC	£475
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	42A06S
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 12m
Unit size	-
Unit of measurement	m2
ERC	£478
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	42A06T
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 13m
Unit size	-
Unit of measurement	m2
ERC	£480
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	42A06U
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 14m
Unit size	-
Unit of measurement	m2
ERC	£482
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
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Generic Category	Industrial Buildings
CG Code	42A06V
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 15m
Unit size	-
Unit of measurement	m2
ERC	£484
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	42A06W
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 16m
Unit size	-
Unit of measurement	m2
ERC	£487
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
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Generic Category	Industrial Buildings
CG Code	42A06X
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 17m
Unit size	-
Unit of measurement	m2
ERC	£489
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	42A06Y
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 18m
Unit size	-
Unit of measurement	m2
ERC	£491
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
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Generic Category	Industrial Buildings
CG Code	42A06Z
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 19m
Unit size	-
Unit of measurement	m2
ERC	£493
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	42A07A
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 20m
Unit size	-
Unit of measurement	m2
ERC	£496
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P228
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 21m
Unit size	-
Unit of measurement	m2
ERC	£1,591
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P229
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 22m
Unit size	-
Unit of measurement	m2
ERC	£1,628
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P230
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 23m
Unit size	-
Unit of measurement	m2
ERC	£1,665
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P231
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 24m
Unit size	-
Unit of measurement	m2
ERC	£1,702
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P232
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 25m
Unit size	-
Unit of measurement	m2
ERC	£1,739
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	41P233
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 26m
Unit size	-
Unit of measurement	m2
ERC	£1,776
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P234
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 27m
Unit size	-
Unit of measurement	m2
ERC	£1,813
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P235
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 28m
Unit size	-
Unit of measurement	m2
ERC	£1,849
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P236
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 29m
Unit size	-
Unit of measurement	m2
ERC	£1,887
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
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Generic Category	Industrial Buildings
CG Code	41P237
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 30m
Unit size	-
Unit of measurement	m2
ERC	£1,924
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P238
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 31m
Unit size	-
Unit of measurement	m2
ERC	£1,960
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P239
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 32m
Unit size	-
Unit of measurement	m2
ERC	£1,998
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P240
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 33m
Unit size	-
Unit of measurement	m2
ERC	£2,035
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P241
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 34m
Unit size	-
Unit of measurement	m2
ERC	£2,071
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P242
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 35m
Unit size	-
Unit of measurement	m2
ERC	£2,108
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P495
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 21m
Unit size	-
Unit of measurement	m2
ERC	£1,328
Superseded codes	41P259
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P496
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 22m
Unit size	-
Unit of measurement	m2
ERC	£1,357
Superseded codes	41P260
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P497
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 23m
Unit size	-
Unit of measurement	m2
ERC	£1,387
Superseded codes	41P261
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P498
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 24m
Unit size	-
Unit of measurement	m2
ERC	£1,416
Superseded codes	41P262
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P499
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 25m
Unit size	-
Unit of measurement	m2
ERC	£1,445
Superseded codes	41P263
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P500
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 26m
Unit size	-
Unit of measurement	m2
ERC	£1,474
Superseded codes	41P264
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P501
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 27m
Unit size	-
Unit of measurement	m2
ERC	£1,504
Superseded codes	41P265
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P502
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 28m
Unit size	-
Unit of measurement	m2
ERC	£1,533
Superseded codes	41P266
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P503
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 29m
Unit size	-
Unit of measurement	m2
ERC	£1,562
Superseded codes	41P267
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P504
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 30m
Unit size	-
Unit of measurement	m2
ERC	£1,592
Superseded codes	41P268
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P505
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 31m
Unit size	-
Unit of measurement	m2
ERC	£1,622
Superseded codes	41P269
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P506
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 32m
Unit size	-
Unit of measurement	m2
ERC	£1,651
Superseded codes	41P270
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P507
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 33m
Unit size	-
Unit of measurement	m2
ERC	£1,680
Superseded codes	41P271
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P508
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 34m
Unit size	-
Unit of measurement	m2
ERC	£1,709
Superseded codes	41P272
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
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Generic Category	Industrial Buildings
CG Code	41P509
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 35m
Unit size	-
Unit of measurement	m2
ERC	£1,739
Superseded codes	41P273
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P517
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 21m
Unit size	-
Unit of measurement	m2
ERC	£949
Superseded codes	41P289, 41RO3R
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P518
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 22m
Unit size	-
Unit of measurement	m2
ERC	£967
Superseded codes	41P290, 41RO3S
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P519
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 23m
Unit size	-
Unit of measurement	m2
ERC	£985
Superseded codes	41P291, 41RO3T
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P520
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 24m
Unit size	-
Unit of measurement	m2
ERC	£1,003
Superseded codes	41P292, 41RO3U
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P521
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 25m
Unit size	-
Unit of measurement	m2
ERC	£1,020
Superseded codes	41P293, 41RO3V
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P522
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 26m
Unit size	-
Unit of measurement	m2
ERC	£1,039
Superseded codes	41P294, 41RO3W
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P523
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 27m
Unit size	-
Unit of measurement	m2
ERC	£1,057
Superseded codes	41P295, 41RO3X
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P524
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 28m
Unit size	-
Unit of measurement	m2
ERC	£1,075
Superseded codes	41P296, 41RO3Y
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P525
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 29m
Unit size	-
Unit of measurement	m2
ERC	£1,093
Superseded codes	41P297, 41RO3Z
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P526
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 30m
Unit size	-
Unit of measurement	m2
ERC	£1,111
Superseded codes	41P298, 41RO3A
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P527
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 31m
Unit size	-
Unit of measurement	m2
ERC	£1,129
Superseded codes	41P299, 41RR3B
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P528
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 32m
Unit size	-
Unit of measurement	m2
ERC	£1,146
Superseded codes	41P300, 41RR3C
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P529
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 33m
Unit size	-
Unit of measurement	m2
ERC	£1,165
Superseded codes	41P301, 41RR3D
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P530
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 34m
Unit size	-
Unit of measurement	m2
ERC	£1,183
Superseded codes	41P302, 41RR3E
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P531
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 35m
Unit size	-
Unit of measurement	m2
ERC	£1,200
Superseded codes	41P303, 41RR3F
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P540
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 21m
Unit size	-
Unit of measurement	m2
ERC	£770
Superseded codes	41P318, 41RO4R
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P542
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 23m
Unit size	-
Unit of measurement	m2
ERC	£794
Superseded codes	41P320, 41RO4T
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P543
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 24m
Unit size	-
Unit of measurement	m2
ERC	£806
Superseded codes	41P321, 41RO4U
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P544
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 25m
Unit size	-
Unit of measurement	m2
ERC	£818
Superseded codes	41RO4V, 41P322
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P545
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 26m
Unit size	-
Unit of measurement	m2
ERC	£830
Superseded codes	41P323, 41RO4W
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P546
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 27m
Unit size	-
Unit of measurement	m2
ERC	£842
Superseded codes	41P324, 41RO4X
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P547
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 28m
Unit size	-
Unit of measurement	m2
ERC	£854
Superseded codes	41P325, 41RO4Y
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P548
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 29m
Unit size	-
Unit of measurement	m2
ERC	£866
Superseded codes	41P326, 41RO4Z
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P549
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 30m
Unit size	-
Unit of measurement	m2
ERC	£878
Superseded codes	41RR4A, 41P327
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P550
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 31m
Unit size	-
Unit of measurement	m2
ERC	£890
Superseded codes	41P328, 41RR4B
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P551
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 32m
Unit size	-
Unit of measurement	m2
ERC	£902
Superseded codes	41P329, 41RR4C
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P552
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 33m
Unit size	-
Unit of measurement	m2
ERC	£913
Superseded codes	41P330, 41RR4D
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P553
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 34m
Unit size	-
Unit of measurement	m2
ERC	£926
Superseded codes	41P331, 41RR4E
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P554
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 35m
Unit size	-
Unit of measurement	m2
ERC	£937
Superseded codes	41P332, 41RR4F
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P565
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 21m
Unit size	-
Unit of measurement	m2
ERC	£613
Superseded codes	41P349, 41RO8R
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P566
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 22m
Unit size	-
Unit of measurement	m2
ERC	£615
Superseded codes	41P350, 41RO8S
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P567
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 23m
Unit size	-
Unit of measurement	m2
ERC	£618
Superseded codes	41P351, 41RO8T
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P568
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 24m
Unit size	-
Unit of measurement	m2
ERC	£621
Superseded codes	41P352, 41RO8U
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
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Generic Category	Industrial Buildings
CG Code	41P569
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 25m
Unit size	-
Unit of measurement	m2
ERC	£622
Superseded codes	41P353, 41RO8V
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P570
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 26m
Unit size	-
Unit of measurement	m2
ERC	£625
Superseded codes	41P354, 41RO8W
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P571
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 27m
Unit size	-
Unit of measurement	m2
ERC	£628
Superseded codes	41P355, 41RO8X
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P572
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 28m
Unit size	-
Unit of measurement	m2
ERC	£630
Superseded codes	41RO8Y, 41P356
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P573
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 29m
Unit size	-
Unit of measurement	m2
ERC	£633
Superseded codes	41P357, 41RO8Z
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P574
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 30m
Unit size	-
Unit of measurement	m2
ERC	£636
Superseded codes	41P358, 41RR8A
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P575
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 31m
Unit size	-
Unit of measurement	m2
ERC	£638
Superseded codes	41P359, 41RR8B
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P576
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 32m
Unit size	-
Unit of measurement	m2
ERC	£641
Superseded codes	41P360, 41RR8C
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P577
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 33m
Unit size	-
Unit of measurement	m2
ERC	£644
Superseded codes	41RR8D, 41P361
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41P578
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 34m
Unit size	-
Unit of measurement	m2
ERC	£646
Superseded codes	41P362, 41RR8E
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P579
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 35m
Unit size	-
Unit of measurement	m2
ERC	£649
Superseded codes	41P363, 41RR8F
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P64A
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 3m
Unit size	-
Unit of measurement	m2
ERC	£516
Superseded codes	41P06A, 41P26A, 41R04A, 41U26A, 41U46A, 41Z06A, 41Z16A
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P64B
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 3.5m
Unit size	-
Unit of measurement	m2
ERC	£522
Superseded codes	41P06C, 41P26C, 41R04B, 41U26C, 41U46C, 41Z06C, 41Z16C
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41R06R
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 21m
Unit size	-
Unit of measurement	m2
ERC	£659
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41R06S
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 22m
Unit size	-
Unit of measurement	m2
ERC	£666
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41R06U
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 24m
Unit size	-
Unit of measurement	m2
ERC	£678
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41R06W
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 26m
Unit size	-
Unit of measurement	m2
ERC	£692
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
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Generic Category	Industrial Buildings
CG Code	41R06Z
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 29m
Unit size	-
Unit of measurement	m2
ERC	£710
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41RR6A
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 30m
Unit size	-
Unit of measurement	m2
ERC	£717
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41RR6B
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 31m
Unit size	-
Unit of measurement	m2
ERC	£723
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	41RR6C
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 32m
Unit size	-
Unit of measurement	m2
ERC	£730
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41RR6D
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 33m
Unit size	-
Unit of measurement	m2
ERC	£736
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	41RR6E
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 34m
Unit size	-
Unit of measurement	m2
ERC	£743
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	41RR6F
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 35m
Unit size	-
Unit of measurement	m2
ERC	£749
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	41RU6T
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 23m
Unit size	-
Unit of measurement	m2
ERC	£672
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	41RU6V
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 25m
Unit size	-
Unit of measurement	m2
ERC	£684
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	41RU6X
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 27m
Unit size	-
Unit of measurement	m2
ERC	£698
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41RU6Y
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 28m
Unit size	-
Unit of measurement	m2
ERC	£704
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A05K
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 21m
Unit size	-
Unit of measurement	m2
ERC	£590
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A05L
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 22m
Unit size	-
Unit of measurement	m2
ERC	£593
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A05M
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 23m
Unit size	-
Unit of measurement	m2
ERC	£596
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	42A05N
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 24m
Unit size	-
Unit of measurement	m2
ERC	£599
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A05P
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 25m
Unit size	-
Unit of measurement	m2
ERC	£602
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	42A05Q
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 26m
Unit size	-
Unit of measurement	m2
ERC	£606
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	42A05R
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 27m
Unit size	-
Unit of measurement	m2
ERC	£608
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	42A05S
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 28m
Unit size	-
Unit of measurement	m2
ERC	£612
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	42A05T
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 29m
Unit size	-
Unit of measurement	m2
ERC	£614
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	42A05U
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 30m
Unit size	-
Unit of measurement	m2
ERC	£617
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A05V
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 31m
Unit size	-
Unit of measurement	m2
ERC	£621
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
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Generic Category	Industrial Buildings
CG Code	42A05W
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 32m
Unit size	-
Unit of measurement	m2
ERC	£623
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	42A05X
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 33m
Unit size	-
Unit of measurement	m2
ERC	£627
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	42A05Y
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 34m
Unit size	-
Unit of measurement	m2
ERC	£629
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	42A05Z
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 35m
Unit size	-
Unit of measurement	m2
ERC	£633
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	42A07B
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 21m
Unit size	-
Unit of measurement	m2
ERC	£536
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	42A07C
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 22m
Unit size	-
Unit of measurement	m2
ERC	£538
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	42A07D
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 23m
Unit size	-
Unit of measurement	m2
ERC	£541
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	42A07E
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 24m
Unit size	-
Unit of measurement	m2
ERC	£543
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
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Generic Category	Industrial Buildings
CG Code	42A07F
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 25m
Unit size	-
Unit of measurement	m2
ERC	£545
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A07G
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 26m
Unit size	-
Unit of measurement	m2
ERC	£547
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A07H
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 27m
Unit size	-
Unit of measurement	m2
ERC	£550
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A07J
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 28m
Unit size	-
Unit of measurement	m2
ERC	£551
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A07K
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 29m
Unit size	-
Unit of measurement	m2
ERC	£554
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A07L
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 30m
Unit size	-
Unit of measurement	m2
ERC	£556
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A07M
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 31m
Unit size	-
Unit of measurement	m2
ERC	£559
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Industrial Buildings
CG Code	42A07N
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 32m
Unit size	-
Unit of measurement	m2
ERC	£560
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Industrial Buildings
CG Code	42A07P
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 33m
Unit size	-
Unit of measurement	m2
ERC	£563
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A07Q
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 34m
Unit size	-
Unit of measurement	m2
ERC	£565
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh, 150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	42A07R
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 35m
Unit size	-
Unit of measurement	m2
ERC	£567
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P60A
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 3m
Unit size	-
Unit of measurement	m2
ERC	£762
Superseded codes	41P02A, 41P22A, 41U22A, 41U42A, 41Z02A, 41Z12A
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Industrial Buildings
CG Code	41P60B
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 3.5m
Unit size	-
Unit of measurement	m2
ERC	£778
Superseded codes	41P02C, 41P22C, 41U22C, 41U42C, 41Z02C, 41Z12C
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
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Generic Category	Industrial Buildings
CG Code	41P60C
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 4m
Unit size	-
Unit of measurement	m2
ERC	£792
Superseded codes	41P04E, 41P24E, 41R02C, 41U24E, 41U44E, 41Z04E, 41Z14E
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
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Generic Category	Industrial Buildings
CG Code	41P60E
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 4.5m
Unit size	-
Unit of measurement	m2
ERC	£807
Superseded codes	41P02G, 41P22G, 41U22G, 41U42G, 41Z02G, 41Z12G
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P60F
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 5m
Unit size	-
Unit of measurement	m2
ERC	£821
Superseded codes	41P02H, 41P22H, 41U22I, 41U42I, 41Z02H, 41Z12H
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P60G
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 5.5m
Unit size	-
Unit of measurement	m2
ERC	£836
Superseded codes	41P02K, 41P22K, 41U22K, 41U42K, 41Z02K, 41Z12K
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P60H
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 6m
Unit size	-
Unit of measurement	m2
ERC	£850
Superseded codes	41P02M, 41P22M, 41U22M, 41U42M, 41Z02M, 41Z12M
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P60J
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 6.5m
Unit size	-
Unit of measurement	m2
ERC	£865
Superseded codes	41P02P, 41P22P, 41U22P, 41U42P, 41Z02P, 41Z12P
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P60L
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 7m
Unit size	-
Unit of measurement	m2
ERC	£880
Superseded codes	41P02R, 41P22R, 41U22R, 41U42R, 41Z02R, 41Z12R
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P60M
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 7.5m
Unit size	-
Unit of measurement	m2
ERC	£895
Superseded codes	41P02T, 41P22T, 41U22T, 41U42T, 41Z02T, 41Z12T
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P60P
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 8m
Unit size	-
Unit of measurement	m2
ERC	£909
Superseded codes	41P03A, 41P23A, 41U23A, 41U43A, 41Z03A, 41Z13A
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
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Generic Category	Industrial Buildings
CG Code	41P60T
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 8.5m
Unit size	-
Unit of measurement	m2
ERC	£924
Superseded codes	41P03C, 41P23C, 41U23C, 41U43C, 41Z03C, 41Z13C
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
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Generic Category	Industrial Buildings
CG Code	41P61A
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 9m
Unit size	-
Unit of measurement	m2
ERC	£938
Superseded codes	41P03E, 41P23E, 41U23E, 41U43E, 41Z03E, 41Z13E
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
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Generic Category	Industrial Buildings
CG Code	41P61E
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 9.5m
Unit size	-
Unit of measurement	m2
ERC	£953
Superseded codes	41P03G, 41P23G, 41U23G, 41U43G, 41Z03G, 41Z13G
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P61K
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 10m
Unit size	-
Unit of measurement	m2
ERC	£967
Superseded codes	41P03K, 41P23K, 41U23K, 41U43K, 41Z03K, 41Z13K
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P62A
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 3m
Unit size	-
Unit of measurement	m2
ERC	£586
Superseded codes	41P04A, 41P24A, 41R02A, 41U24A, 41U44A, 41Z04A, 41Z14A
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P62B
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 3.5m
Unit size	-
Unit of measurement	m2
ERC	£596
Superseded codes	41P04C, 41P24C, 41R02B, 41U24C, 41U44C, 41Z04C, 41Z14C
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P62C
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 4m
Unit size	-
Unit of measurement	m2
ERC	£605
Superseded codes	41P04E, 41P24E, 41R02C, 41U24E, 41U44E, 41Z04E, 41Z14E
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P62E
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 4.5m
Unit size	-
Unit of measurement	m2
ERC	£614
Superseded codes	41P04G, 41P24G, 41R02E, 41U24G, 41U44G, 41Z04G, 41Z14G
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P62F
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 5m
Unit size	-
Unit of measurement	m2
ERC	£622
Superseded codes	41P04H, 41P24H, 41R02F, 41U24I, 41U44I, 41Z04H, 41Z14H
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P62G
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 5.5m
Unit size	-
Unit of measurement	m2
ERC	£631
Superseded codes	41P04K, 41P24K, 41R02G, 41U24K, 41U44K, 41Z04K, 41Z14K
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P62H
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 6m
Unit size	-
Unit of measurement	m2
ERC	£640
Superseded codes	41P04M, 41P24M, 41R02H, 41U24M, 41U44M, 41Z04M, 41Z14M
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Industrial Buildings
CG Code	41P62J
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 6.5m
Unit size	-
Unit of measurement	m2
ERC	£649
Superseded codes	41P04P, 41P24P, 41R02J, 41U24P, 41U44P, 41Z04P, 41Z14P
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	41P62L
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 7m
Unit size	-

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Unit of measurement	m2
ERC	£658
Superseded codes	41P04R, 41P24R, 41R02L, 41U24R, 41U44R, 41Z04R, 41Z14R
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41P62M
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 7.5m
Unit size	-
Unit of measurement	m2
ERC	£668
Superseded codes	41P04T, 41P24T, 41R02M, 41U24T, 41U44T, 41Z04T, 41Z14T
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	41P62P
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 8m
Unit size	-
Unit of measurement	m2
ERC	£676
Superseded codes	41P05A, 41P25A, 41R02P, 41U25A, 41U45A, 41Z05A, 41Z15A
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	41P62T
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 8.5m
Unit size	-

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Unit of measurement	m2
ERC	£685
Superseded codes	41P05C, 41P25C, 41R02T, 41U25C, 41U45C, 41Z05C, 41Z15C
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41P63A
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 9m
Unit size	-
Unit of measurement	m2
ERC	£694
Superseded codes	41P05E, 41P25E, 41R02V, 41U45E, 41Z05E, 41Z15E, 41U25E
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	41P63E
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 9.5m
Unit size	-
Unit of measurement	m2
ERC	£703
Superseded codes	41P05G, 41P25G, 41R02X, 41U25G, 41U45G, 41Z05G, 41Z15G
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	41P63K
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 10m
Unit size	-

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Unit of measurement	m2
ERC	£712
Superseded codes	41P05K, 41P25K, 41R02Y, 41U25K, 41U45K, 41Z05K, 41Z15K
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41P63P
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 11m
Unit size	-
Unit of measurement	m2
ERC	£731
Superseded codes	41P05P, 41P25P, 41R03A, 41U25P, 41U45P, 41Z05P, 41Z15P
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	41P64C
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 4m
Unit size	-
Unit of measurement	m2
ERC	£528
Superseded codes	41P06E, 41P26E, 41R04C, 41U26E, 41U46E, 41Z06E, 41Z16E
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	41P64E
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 4.5m
Unit size	-

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Unit of measurement	m2
ERC	£535
Superseded codes	41P06G, 41P26G, 41R04E, 41U26G, 41U46G, 41Z06G, 41Z16G
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41P64F
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 5m
Unit size	-
Unit of measurement	m2
ERC	£540
Superseded codes	41P06H, 41P26H, 41R04F, 41U26I, 41U46I, 41Z06H, 41Z16H
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	41P64G
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 5.5m
Unit size	-
Unit of measurement	m2
ERC	£546
Superseded codes	41P06K, 41P26K, 41R04G, 41U26K, 41U46K, 41Z06K, 41Z16K
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	41P64H
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 6m
Unit size	-

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Unit of measurement	m2
ERC	£552
Superseded codes	41P06M, 41P26M, 41R04H, 41U26M, 41U46M, 41Z06M, 41Z16M
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41P64J
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 6.5m
Unit size	-
Unit of measurement	m2
ERC	£559
Superseded codes	41P06P, 41P26P, 41R04J, 41U26P, 41U46P, 41Z06P, 41Z16P
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	41P64L
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 7m
Unit size	-
Unit of measurement	m2
ERC	£564
Superseded codes	41P06R, 41P26R, 41R04L, 41U26R, 41U46R, 41Z06R, 41Z16R
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	41P64M
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 7.5m
Unit size	-

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Unit of measurement	m2
ERC	£570
Superseded codes	41P06T, 41P26T, 41R04M, 41U26T, 41U46T, 41Z06T, 41Z16T
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41P64PA
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 8m
Unit size	-
Unit of measurement	m2
ERC	£576
Superseded codes	41P07A, 41R04P, 41U27A, 41U47A, 41Z07A, 41Z17A
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	41P64T
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 8.5m
Unit size	-
Unit of measurement	m2
ERC	£582
Superseded codes	41P07C, 41P27A, 41R04T, 41U27C, 41U47C, 41Z07C, 41Z17C
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	41P65A
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 9m
Unit size	-

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Unit of measurement	m2
ERC	£588
Superseded codes	41P07E, 41P27E, 41R04V, 41U27E, 41U47E, 41Z07E, 41Z17E
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41P65E
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 9.5m
Unit size	-
Unit of measurement	m2
ERC	£594
Superseded codes	41P07G, 41P27G, 41R04X, 41U27G, 41U47G, 41Z07G, 41Z17G
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	41P65K
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 10m
Unit size	-
Unit of measurement	m2
ERC	£600
Superseded codes	41P07K, 41P27K, 41R04Y, 41U27K, 41U47K, 41Z07K, 41Z17K
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	41P66A
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 3m
Unit size	-

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Unit of measurement	m2
ERC	£520
Superseded codes	41P08A, 41P28A, 41R08A, 41U28A, 41U48A
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41P66B
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 3.5m
Unit size	-
Unit of measurement	m2
ERC	£521
Superseded codes	41P08C, 41P28C, 41R08B, 41U28C, 41U48C
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	41P66C
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 4m
Unit size	-
Unit of measurement	m2
ERC	£523
Superseded codes	41P08E, 41P28E, 41R08C, 41U28E, 41U48E
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	41P66E
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 4.5m
Unit size	-

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Unit of measurement	m2
ERC	£524
Superseded codes	41P08G, 41P28G, 41R08E, 41U28G, 41U48G
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41P66F
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 5m
Unit size	-
Unit of measurement	m2
ERC	£526
Superseded codes	41P08H, 41P28H, 41R08F, 41U28I, 41U48I
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	41P66G
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 5.5m
Unit size	-
Unit of measurement	m2
ERC	£527
Superseded codes	41P08K, 41P28K, 41R08G, 41U28K, 41U48K
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	41P66H
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 6m
Unit size	-

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Unit of measurement	m2
ERC	£528
Superseded codes	41P08M, 41P28M, 41R08H, 41U28M, 41U48M
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41P66J
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 6.5m
Unit size	-
Unit of measurement	m2
ERC	£529
Superseded codes	41P08P, 41P28P, 41R08J, 41U28P, 41U48P
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	41P66L
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 7m
Unit size	-
Unit of measurement	m2
ERC	£530
Superseded codes	41P08R, 41P28R, 41R08L, 41R08M, 41U28R, 41U48R
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	41P66M
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 7.5m
Unit size	-

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Unit of measurement	m2
ERC	£532
Superseded codes	41P08T, 41P28T, 41U28T, 41U48T, 41R08M
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41P66P
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 8m
Unit size	-
Unit of measurement	m2
ERC	£533
Superseded codes	41P09A, 41P29A, 41R08P, 41U29A, 41U49A
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	41P66T
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 8.5m
Unit size	-
Unit of measurement	m2
ERC	£535
Superseded codes	41P09C, 41P29C, 41R08T, 41U29C, 41U49C
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	41P67A
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 9m
Unit size	-

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Unit of measurement	m2
ERC	£536
Superseded codes	41P09E, 41P29E, 41R08V, 41U29E, 41U49E
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41P67E
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 9.5m
Unit size	-
Unit of measurement	m2
ERC	£537
Superseded codes	41P09G, 41P29G, 41R08X, 41U29G, 41U49G
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	41P67K
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 10m
Unit size	-
Unit of measurement	m2
ERC	£538
Superseded codes	41P09K, 41P29K, 41R08Y, 41U29K, 41U49K
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	41PBA0
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 7.5m
Unit size	-

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Unit of measurement	m2
ERC	£1,054
Superseded codes	41P00T, 41P20T, 41U20T, 41Z00T, 41Z10T
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41PBA1
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 3m
Unit size	-
Unit of measurement	m2
ERC	£887
Superseded codes	41P00A, 41P20A, 41U20A, 41Z00A, 41Z10A
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	41PBA2
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 3.5m
Unit size	-
Unit of measurement	m2
ERC	£906
Superseded codes	41P00C, 41P20C, 41U20C, 41Z00C, 41Z10C
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	41PBA3
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 4m
Unit size	-

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Unit of measurement	m2
ERC	£925
Superseded codes	41P00E, 41P20E, 41U20E, 41Z00E, 41Z10E
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41PBA4
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 4.5m
Unit size	-
Unit of measurement	m2
ERC	£943
Superseded codes	41P00G, 41P20G, 41U20G, 41Z00G, 41Z10G
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	41PBA5
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 5m
Unit size	-
Unit of measurement	m2
ERC	£962
Superseded codes	41P00H, 41P20H, 41U20I, 41Z00H, 41Z10H
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	41PBA6
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 5.5m
Unit size	-

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Unit of measurement	m2
ERC	£980
Superseded codes	41P00K, 41P20K, 41U20K, 41Z00K, 41Z10K
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W..
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41PBA7
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 6m
Unit size	-
Unit of measurement	m2
ERC	£998
Superseded codes	41P00M, 41P20M, 41U20M, 41Z00M, 41Z10M
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	41PBA8
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 6.5m
Unit size	-
Unit of measurement	m2
ERC	£1,017
Superseded codes	41P00P, 41P20P, 41U20P, 41Z00P, 41Z10P
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	41PBA9
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 7m
Unit size	-

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Unit of measurement	m2
ERC	£1,036
Superseded codes	41U20R, 41Z10R, 41P20R, 41P00R, 41Z00R
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41PBB1
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 8m
Unit size	-
Unit of measurement	m2
ERC	£1,073
Superseded codes	41P01A, 41P21A, 41U21A, 41Z01A, 41Z11A
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	41PBB2
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 8.5m
Unit size	-
Unit of measurement	m2
ERC	£1,091
Superseded codes	41P01C, 41P21C, 41U21C, 41Z01C, 41Z11C
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	41PBB3
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 9m
Unit size	-

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Unit of measurement	m2
ERC	£1,109
Superseded codes	41P01E, 41P21E, 41U21E, 41Z01E, 41Z11E
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41PBB4
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 9.5m
Unit size	-
Unit of measurement	m2
ERC	£1,128
Superseded codes	41P01G, 41P21G, 41U21G, 41Z01G, 41Z11G
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	41PBB5
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 10m
Unit size	-
Unit of measurement	m2
ERC	£1,146
Superseded codes	41P01K, 41P21K, 41U21K, 41Z01K, 41Z11K
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	41R06A
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 3m
Unit size	-

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Unit of measurement	m2
ERC	£503
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41R06B
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 3.5m
Unit size	-
Unit of measurement	m2
ERC	£506
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	41R06C
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 4m
Unit size	-
Unit of measurement	m2
ERC	£509
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150 thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	41R06E
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 4.5m
Unit size	-

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Unit of measurement	m2
ERC	£512
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W.
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41R06F
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 5m
Unit size	-
Unit of measurement	m2
ERC	£516
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	41R06G
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 5.5m
Unit size	-
Unit of measurement	m2
ERC	£519
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	41R06H
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 6m
Unit size	-

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Unit of measurement	m2
ERC	£522
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41R06J
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 6.5m
Unit size	-
Unit of measurement	m2
ERC	£525
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	41R06L
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 7m
Unit size	-
Unit of measurement	m2
ERC	£528
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	41R06M
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 7.5m
Unit size	-

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Unit of measurement	m2
ERC	£532
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41R06P
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 8m
Unit size	-
Unit of measurement	m2
ERC	£535
Superseded codes	41P84P
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	41R06T
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 8.5m
Unit size	-
Unit of measurement	m2
ERC	£538
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	41R06V
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 9m
Unit size	-

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Unit of measurement	m2
ERC	£542
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41R06X
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 9.5m
Unit size	-
Unit of measurement	m2
ERC	£544
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	41R06Y
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 10m
Unit size	-
Unit of measurement	m2
ERC	£548
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	42A04J
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 3m
Unit size	-

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Unit of measurement	m2
ERC	£494
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A04K
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 3.5m
Unit size	-
Unit of measurement	m2
ERC	£495
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	42A04L
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 4m
Unit size	-
Unit of measurement	m2
ERC	£497
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	42A04M
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 4.5m
Unit size	-

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Unit of measurement	m2
ERC	£498
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A04N
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 5m
Unit size	-
Unit of measurement	m2
ERC	£500
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	42A04P
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 5.5m
Unit size	-
Unit of measurement	m2
ERC	£501
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	42A04Q
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 6m
Unit size	-

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Unit of measurement	m2
ERC	£503
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A04R
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 6.5m
Unit size	-
Unit of measurement	m2
ERC	£504
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	42A04S
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 7m
Unit size	-
Unit of measurement	m2
ERC	£505
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	42A04T
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 7.5m
Unit size	-

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Unit of measurement	m2
ERC	£507
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A04U
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 8m
Unit size	-
Unit of measurement	m2
ERC	£509
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	42A04V
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 8.5m
Unit size	-
Unit of measurement	m2
ERC	£511
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	42A04W
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 9m
Unit size	-

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Unit of measurement	m2
ERC	£512
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A04X
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 9.5m
Unit size	-
Unit of measurement	m2
ERC	£513
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	42A04Y
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 10m
Unit size	-
Unit of measurement	m2
ERC	£515
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	42A06A
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 3m
Unit size	-

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Unit of measurement	m2
ERC	£457
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A06B
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 3.5m
Unit size	-
Unit of measurement	m2
ERC	£458
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	42A06C
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 4m
Unit size	-
Unit of measurement	m2
ERC	£460
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	42A06D
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 4.5m
Unit size	-

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Unit of measurement	m2
ERC	£461
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A06E
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 5m
Unit size	-
Unit of measurement	m2
ERC	£462
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	42A06F
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 5.5m
Unit size	-
Unit of measurement	m2
ERC	£463
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	42A06G
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 6m
Unit size	-

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Unit of measurement	m2
ERC	£465
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A06H
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 6.5m
Unit size	-
Unit of measurement	m2
ERC	£465
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	42A06J
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 7m
Unit size	-
Unit of measurement	m2
ERC	£466
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	42A06K
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 7.5m
Unit size	-

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Unit of measurement	m2
ERC	£467
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A06L
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 8m
Unit size	-
Unit of measurement	m2
ERC	£469
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	42A06M
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 8.5m
Unit size	-
Unit of measurement	m2
ERC	£470
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	42A06N
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 9m
Unit size	-

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Unit of measurement	m2
ERC	£471
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A06P
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 9.5m
Unit size	-
Unit of measurement	m2
ERC	£472
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	42A06Q
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 10m
Unit size	-
Unit of measurement	m2
ERC	£473
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	41RR3G
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 36m
Unit size	-

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Unit of measurement	m2
ERC	£1,219
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41RR3H
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 37m
Unit size	-
Unit of measurement	m2
ERC	£1,237
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	41RR3J
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 38m
Unit size	-
Unit of measurement	m2
ERC	£1,255
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	41RR3K
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 39m
Unit size	-

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Unit of measurement	m2
ERC	£1,272
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41RR3L
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 40m
Unit size	-
Unit of measurement	m2
ERC	£1,291
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	41RR3M
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 41m
Unit size	-
Unit of measurement	m2
ERC	£1,309
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	41RR3N
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 42m
Unit size	-

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Unit of measurement	m2
ERC	£1,326
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41RR3P
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 43m
Unit size	-
Unit of measurement	m2
ERC	£1,344
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	41RR3R
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	251 - 500m2
Tech2	Eaves Height - 45m
Unit size	-
Unit of measurement	m2
ERC	£1,380
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	41RR4G
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 36m
Unit size	-

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Unit of measurement	m2
ERC	£950
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41RR4H
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 37m
Unit size	-
Unit of measurement	m2
ERC	£961
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	41RR4J
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 38m
Unit size	-
Unit of measurement	m2
ERC	£973
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	41RR4K
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 39m
Unit size	-

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Unit of measurement	m2
ERC	£985
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41RR4L
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 40m
Unit size	-
Unit of measurement	m2
ERC	£997
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	41RR4M
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 41m
Unit size	-
Unit of measurement	m2
ERC	£1,009
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	41RR4N
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 42m
Unit size	-

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Unit of measurement	m2
ERC	£1,021
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41RR4P
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 43m
Unit size	-
Unit of measurement	m2
ERC	£1,033
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	41RR4R
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	501 - 1,000m2
Tech2	Eaves Height - 45m
Unit size	-
Unit of measurement	m2
ERC	£1,057
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	41RR6G
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 36m
Unit size	-

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Unit of measurement	m2
ERC	£755
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41RR6H
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 37m
Unit size	-
Unit of measurement	m2
ERC	£762
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	41RR6J
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 38m
Unit size	-
Unit of measurement	m2
ERC	£769
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	41RR6K
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 39m
Unit size	-

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Unit of measurement	m2
ERC	£775
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41RR6L
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 40m
Unit size	-
Unit of measurement	m2
ERC	£781
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	41RR6M
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 41m
Unit size	-
Unit of measurement	m2
ERC	£788
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	41RR6N
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 42m
Unit size	-

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Unit of measurement	m2
ERC	£794
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41RR6P
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 43m
Unit size	-
Unit of measurement	m2
ERC	£801
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	41RR6Q
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 44m
Unit size	-
Unit of measurement	m2
ERC	£807
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	41RR6R
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	1,001 - 5,000m2
Tech2	Eaves Height - 45m
Unit size	-

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Unit of measurement	m2
ERC	£814
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41RR8G
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 36m
Unit size	-
Unit of measurement	m2
ERC	£652
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	41RR8H
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 37m
Unit size	-
Unit of measurement	m2
ERC	£654
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	41RR8J
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 38m
Unit size	-

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Unit of measurement	m2
ERC	£657
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41RR8KA
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 39m
Unit size	-
Unit of measurement	m2
ERC	£660
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	41RR8L
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 40m
Unit size	-
Unit of measurement	m2
ERC	£662
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	41RR8M
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 41m
Unit size	-

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Unit of measurement	m2
ERC	£665
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41RR8N
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 42m
Unit size	-
Unit of measurement	m2
ERC	£668
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	41RR8P
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 43m
Unit size	-
Unit of measurement	m2
ERC	£670
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	41RR8Q
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 44m
Unit size	-

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Unit of measurement	m2
ERC	£673
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41RR8R
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	5,001 - 10,000m2
Tech2	Eaves Height - 45m
Unit size	-
Unit of measurement	m2
ERC	£676
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	42A20L
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 36m
Unit size	-
Unit of measurement	m2
ERC	£2,146
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	42A20M
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 37m
Unit size	-

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Unit of measurement	m2
ERC	£2,182
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A20N
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 38m
Unit size	-
Unit of measurement	m2
ERC	£2,219
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh, 150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	42A20P
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 39m
Unit size	-
Unit of measurement	m2
ERC	£2,256
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	42A20Q
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 40m
Unit size	-

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Unit of measurement	m2
ERC	£2,293
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A20R
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 41m
Unit size	-
Unit of measurement	m2
ERC	£2,330
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	42A20S
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 42m
Unit size	-
Unit of measurement	m2
ERC	£2,366
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	42A20T
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 43m
Unit size	-

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Unit of measurement	m2
ERC	£2,404
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A20U
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 44m
Unit size	-
Unit of measurement	m2
ERC	£2,441
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	42A20V
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	0 - 100m2
Tech2	Eaves Height - 45m
Unit size	-
Unit of measurement	m2
ERC	£2,477
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	42A20W
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 36m
Unit size	-

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Unit of measurement	m2
ERC	£1,768
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A20X
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 37m
Unit size	-
Unit of measurement	m2
ERC	£1,797
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	42A20Y
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 38m
Unit size	-
Unit of measurement	m2
ERC	£1,826
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	42A20Z
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 39m
Unit size	-

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Unit of measurement	m2
ERC	£1,856
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A21A
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 40m
Unit size	-
Unit of measurement	m2
ERC	£1,885
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	42A21B
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 41m
Unit size	-
Unit of measurement	m2
ERC	£1,914
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	42A21C
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 42m
Unit size	-

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Unit of measurement	m2
ERC	£1,943
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A21D
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 43m
Unit size	-
Unit of measurement	m2
ERC	£1,973
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	42A21E
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 44m
Unit size	-
Unit of measurement	m2
ERC	£2,002
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	42A21F
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	101 - 250m2
Tech2	Eaves Height - 45m
Unit size	-

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Unit of measurement	m2
ERC	£2,031
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A21G
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 36m
Unit size	-
Unit of measurement	m2
ERC	£636
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	42A21H
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 37m
Unit size	-
Unit of measurement	m2
ERC	£638
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	42A21J
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 38m
Unit size	-

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Unit of measurement	m2
ERC	£642
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A21K
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 39m
Unit size	-
Unit of measurement	m2
ERC	£645
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	42A21L
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 40m
Unit size	-
Unit of measurement	m2
ERC	£648
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	42A21M
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 41m
Unit size	-

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Unit of measurement	m2
ERC	£651
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A21N
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 42m
Unit size	-
Unit of measurement	m2
ERC	£654
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	42A21P
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 43m
Unit size	-
Unit of measurement	m2
ERC	£657
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	42A21Q
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 44m
Unit size	-

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Unit of measurement	m2
ERC	£660
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A21R
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	10,001 - 20,000m2
Tech2	Eaves Height - 45m
Unit size	-
Unit of measurement	m2
ERC	£663
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	42A21S
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 36m
Unit size	-
Unit of measurement	m2
ERC	£569
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	42A21T
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 37m
Unit size	-

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Unit of measurement	m2
ERC	£572
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A21U
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 38m
Unit size	-
Unit of measurement	m2
ERC	£574
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	42A21V
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 39m
Unit size	-
Unit of measurement	m2
ERC	£576
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	42A21W
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 40m
Unit size	-

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Unit of measurement	m2
ERC	£578
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A21X
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 41m
Unit size	-
Unit of measurement	m2
ERC	£581
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	42A21Y
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 42m
Unit size	-
Unit of measurement	m2
ERC	£583
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	42A21Z
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 43m
Unit size	-

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Unit of measurement	m2
ERC	£585
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	42A22A
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 44m
Unit size	-
Unit of measurement	m2
ERC	£587
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	42A22B
Specific	Uninsulated Buildings
Descriptive	Sheet Metal Cladding
Tech1	over 20,000m2
Tech2	Eaves Height - 45m
Unit size	-
Unit of measurement	m2
ERC	£590
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00

Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m2, 200mm thick over 10,000m2 GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	-
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Generic Category	Industrial Buildings
CG Code	41P1V1
Specific	Variation
Descriptive	Additional Cost for Cavity wall in lieu of Steel Cladding
Tech1	-
Tech2	-
Unit size	-

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Unit of measurement	m2
ERC	£109
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Additional costs to be used in conjunction with Codes for all Industrial Buildings
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Industrial Buildings
CG Code	41P1V2
Specific	Variation
Descriptive	Additional Cost for Roller Shutter Door
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£221
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Additional costs to be used in conjunction with Codes for all Industrial Buildings
Referencing details	-
Cost information notes	-
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41P1V3
Specific	Variation
Descriptive	Additional Cost for Personnel Door
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£1,214
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Additional costs to be used in conjunction with Codes for all Industrial Buildings
Referencing details	-
Cost information notes	Cutting in wall included in cost
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Industrial Buildings
CG Code	41P1V4
Specific	Variation
Descriptive	Additional cost for Heating
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£28
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Additional costs to be used in conjunction with Codes for all Industrial Buildings
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Jetties Maritime and Waterways
CG Code	51Z001A
Specific	Berthing Heads
Descriptive	Up to 50,000 DWT (deadweight tonnes)
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£4,447
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Berthing heads are jetty structures that vessels berth against ('berth' means the ship is tied up to the jetty/dock for a period of time) and may incorporate strongpoints with berthing and mooring structures located at these. They are typically located in deeper water.
Referencing details	The plan area (m2) and loading capacity are key survey requirements. The plan area should be recorded to include the berthing head and any adjoining piperack. These areas should be recorded separately (i.e. berthing head 1000m2, piperack 1000m2). The loading capacity should be recorded in deadweight tonnes (DWT). Details including surfacing and the type of structure (steel, concrete, timber) should also be noted.
Cost information notes	This cost should be applied to all berthing heads on "T" shaped jetties. Costs required for ships in the size range from 10,000 DWT - 300,000 DWT, Ships of less than 10,000 DWT generally do not require berthing dolphins as ships of this size are, usually moored against "fenders" on the berthing head. The cost quoted reflects an addition of 35% for risk bias. No adjustments for contract size, fees and location are appropriate. Risk bias factors include; security restrictions, the method of working out over water, water depth, tidal range, environmental conditions, environmental designation, operational limitations and ground conditions. The level of any such addition should be reviewed taking into consideration the overall parameters on risk bias, as set out in Rating Manual: Section 5a : Valuation of all property types: Jetties Maritime and Waterways and the individual facts relating to the asset. For the purposes of indexation, the cost should be adjusted by reference to the BCIS General Civil Engineering Cost Index, Series 1191.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	Beacon
Variations	-
Photo description	-

Photo notes -

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Generic Category	Jetties Maritime and Waterways
CG Code	51Z001B
Specific	Berthing Heads
Descriptive	up to 50,001 - 150000 DWT (deadweight tonnes)
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£5,901
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Berthing heads are jetty structures that vessels berth against ('berth' means the ship is tied up to the jetty/dock for a period of time) and may incorporate strongpoints with berthing and mooring structures located at these. They are typically located in deeper water.
Referencing details	The plan area (m2) and loading capacity are key survey requirements. The plan area should be recorded to include the berthing head and any adjoining piperack. These areas should be recorded separately (i.e. berthing head 1000m2, piperack 1000m2). The loading capacity should be recorded in deadweight tonnes (DWT). Details including surfacing and the type of structure (steel, concrete, timber) should also be noted.
Cost information notes	This cost should be applied to all berthing heads on "T" shaped jetties. Costs required for ships in the size range from 10,000 DWT - 300,000 DWT, Ships of less than 10,000 DWT generally do not require berthing dolphins as ships of this size are, usually moored against "fenders" on the berthing head. The cost quoted reflects an addition of 35% for risk bias. No adjustments for contract size, fees and location are appropriate. Risk bias factors include; security restrictions, the method of working out over water, water depth, tidal range, environmental conditions, environmental designation, operational limitations and ground conditions. The level of any such addition should be reviewed taking into consideration the overall parameters on risk bias, as set out in Rating Manual: Section 5a : Valuation of all property types: Jetties Maritime and Waterways and the individual facts relating to the asset. For the purposes of indexation, the cost should be adjusted by reference to the BCIS General Civil Engineering Cost Index, Series 1191.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	Beacon
Variations	-
Photo description	-

Photo notes -

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Generic Category	Jetties Maritime and Waterways
CG Code	51Z001C
Specific	Berthing Heads
Descriptive	Over 150001 DWT (deadweight tonnes)
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£7,354
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Berthing heads are jetty structures that vessels berth against ('berth' means the ship is tied up to the jetty/dock for a period of time) and may incorporate strongpoints with berthing and mooring structures located at these. They are typically located in deeper water.
Referencing details	The plan area (m2) and loading capacity are key survey requirements. The plan area should be recorded to include the berthing head and any adjoining piperack. These areas should be recorded separately (i.e. berthing head 1000m2, piperack 1000m2). The loading capacity should be recorded in deadweight tonnes (DWT). Details including surfacing and the type of structure (steel, concrete, timber) should also be noted.
Cost information notes	This cost should be applied to all berthing heads on "T" shaped jetties. Costs required for ships in the size range from 10,000 DWT - 300,000 DWT, Ships of less than 10,000 DWT generally do not require berthing dolphins as ships of this size are, usually moored against "fenders" on the berthing head. The cost quoted reflects an addition of 35% for risk bias. No adjustments for contract size, fees and location are appropriate. Risk bias factors include; security restrictions, the method of working out over water, water depth, tidal range, environmental conditions, environmental designation, operational limitations and ground conditions. The level of any such addition should be reviewed taking into consideration the overall parameters on risk bias, as set out in Rating Manual: Section 5a : Valuation of all property types: Jetties Maritime and Waterways and the individual facts relating to the asset. For the purposes of indexation, the cost should be adjusted by reference to the BCIS General Civil Engineering Cost Index, Series 1191.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	Beacon
Variations	-
Photo description	-

Photo notes -

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Generic Category	Jetties Maritime and Waterways
CG Code	51Z002A
Specific	Berthing Dolphin
Descriptive	Multi Pile
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£2,810,019
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Berthing dolphins are freestanding structures (usually secured by piles to the sea/river bed) that are used to bring a vessel to a halt by absorbing the energy from its approach speed, through fender units that are mounted to the face of the structure.
Referencing details	Number and type of dolphins (monopile or multi pile).
Cost information notes	Costs required for ships in the size range from 10,000 DWT - 300,000 DWT, Ships of less than 10,000 DWT generally do not require berthing dolphins as ships of this size are, usually moored against “fenders” on the berthing head. The cost quoted reflects an addition of 35% for risk bias. No adjustments for contract size, fees and location are appropriate. Risk bias factors include; security restrictions, the method of working out over water, water depth, tidal range, environmental conditions, environmental designation, operational limitations and ground conditions. The level of any such addition should be reviewed taking into consideration the overall parameters on risk bias, as set out in Rating Manual: Section 5a : Valuation of all property types: Jetties Maritime and Waterways and the individual facts relating to the asset. For the purposes of indexation, the cost should be adjusted by reference to the BCIS General Civil Engineering Cost Index, Series 1191.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	Beacon
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Jetties Maritime and Waterways
CG Code	51Z002B
Specific	Berthing Dolphin
Descriptive	Mono Pile
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£2,223,387
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Berthing dolphins are freestanding structures (usually secured by piles to the sea/river bed) that are used to bring a vessel to a halt by absorbing the energy from its approach speed, through fender units that are mounted to the face of the structure.
Referencing details	Number and type of dolphins (monopile or multi pile).
Cost information notes	Costs required for ships in the size range from 10,000 DWT - 300,000 DWT, Ships of less than 10,000 DWT generally do not require berthing dolphins as ships of this size are, usually moored against “fenders” on the berthing head. The cost quoted reflects an addition of 35% for risk bias. No adjustments for contract size, fees and location are appropriate. Risk bias factors include; security restrictions, the method of working out over water, water depth, tidal range, environmental conditions, environmental designation, operational limitations and ground conditions. The level of any such addition should be reviewed taking into consideration the overall parameters on risk bias, as set out in Rating Manual: Section 5a : Valuation of all property types: Jetties Maritime and Waterways and the individual facts relating to the asset. For the purposes of indexation, the cost should be adjusted by reference to the BCIS General Civil Engineering Cost Index, Series 1191.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	Beacon
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Jetties Maritime and Waterways
CG Code	51Z003A
Specific	Mooring Dolphin
Descriptive	Multi Pile
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£2,374,920
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A mooring dolphin is a structure designed to resist mooring line (rope, cable or chain) tensions, rather than berthing impact forces. Generally, the loading applied to mooring dolphins is less than berthing dolphins, with mooring loads resisted by a number of lines fixed to multiple structures.
Referencing details	Number and type of dolphins (monopile or multi pile).
Cost information notes	Costs required for ships in the size range from 10,000 DWT - 300,000 DWT, Ships of less than 10,000 DWT generally do not require berthing dolphins as ships of this size are, usually moored against “fenders” on the berthing head. The cost quoted reflects an addition of 35% for risk bias. No adjustments for contract size, fees and location are appropriate. Risk bias factors include; security restrictions, the method of working out over water, water depth, tidal range, environmental conditions, environmental designation, operational limitations and ground conditions. The level of any such addition should be reviewed taking into consideration the overall parameters on risk bias, as set out in Rating Manual: Section 5a : Valuation of all property types: Jetties Maritime and Waterways and the individual facts relating to the asset. For the purposes of indexation, the cost should be adjusted by reference to the BCIS General Civil Engineering Cost Index, Series 1191.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	Beacon
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Jetties Maritime and Waterways
CG Code	51Z003B
Specific	Mooring Dolphin
Descriptive	Mono Pile
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£1,842,162
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A mooring dolphin is a structure designed to resist mooring line (rope, cable or chain) tensions, rather than berthing impact forces. Generally, the loading applied to mooring dolphins is less than berthing dolphins, with mooring loads resisted by a number of lines fixed to multiple structures.
Referencing details	Number and type of dolphins (monopile or multi pile).
Cost information notes	Costs required for ships in the size range from 10,000 DWT - 300,000 DWT, Ships of less than 10,000 DWT generally do not require berthing dolphins as ships of this size are, usually moored against “fenders” on the berthing head. The cost quoted reflects an addition of 35% for risk bias. No adjustments for contract size, fees and location are appropriate. Risk bias factors include; security restrictions, the method of working out over water, water depth, tidal range, environmental conditions, environmental designation, operational limitations and ground conditions. The level of any such addition should be reviewed taking into consideration the overall parameters on risk bias, as set out in Rating Manual: Section 5a : Valuation of all property types: Jetties Maritime and Waterways and the individual facts relating to the asset. For the purposes of indexation, the cost should be adjusted by reference to the BCIS General Civil Engineering Cost Index, Series 1191.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	Beacon
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Jetties Maritime and Waterways
CG Code	51Z014A
Specific	Pontoons
Descriptive	Pontoon
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£4,371
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Pontoons are flotation devices or floating structures used to create platforms, floating docks, boat hulls, bridges, work platforms, and floating homes. They are more heavily engineered than the pontoons typically found in marina environments and are normally a concrete structure which is attached to dolphins (piles) which permit the pontoon to move vertically to accommodate changes in water level whether within a dock or due to tidal changes. The dolphins will typically be smaller than those referenced elsewhere in this document and are used simply to anchor a pontoon in place. Both the pontoon and the bridge are measured by reference to the surface area of the structure: length x width. Pontoons are floating platforms capable of accommodating the berthing of off-shore vessels and linked to the adjacent land/wharf by a bridge. They are more heavily engineered than the pontoons typically found in marina environments and are normally a concrete structure which is attached to dolphins (piles), anchors and other forms of attachment which permit the pontoon to move vertically to accommodate changes in water level whether within a dock or due to tidal changes.
Referencing details	The surface area of the structure (m2), length x width.
Cost information notes	The cost quoted here reflects ideal conditions and has not been adjusted for any site specific risks, please refer to the Jetties and Maritime Structures Practice Note for guidance on adjustments to be made. No adjustments for contract size, fees and location are appropriate.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	Beacon
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Jetties Maritime and Waterways
CG Code	51Z014B
Specific	Bridge
Descriptive	Bridge to Pontoon
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£3,294
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Pontoons are flotation devices or floating structures used to create platforms, floating docks, boat hulls, bridges, work platforms, and floating homes. They are more heavily engineered than the pontoons typically found in marina environments and are normally a concrete structure which is attached to dolphins (piles) which permit the pontoon to move vertically to accommodate changes in water level whether within a dock or due to tidal changes. The dolphins will typically be smaller than those referenced elsewhere in the Cost Guide and are used simply to anchor a pontoon in place.
Referencing details	Measured by reference to the surface area (m2) of the structure: length x width.
Cost information notes	The cost quoted here reflects ideal conditions and has not been adjusted for any site specific risks, please refer to the Jetties and Maritime Structures Practice Note for guidance on adjustments to be made. No adjustments for contract size, fees and location are appropriate.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	Beacon
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Jetties Maritime and Waterways
CG Code	51Z014C
Specific	Dolphin
Descriptive	Pontoon Dolphin
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£300,125
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Pontoon Dolphin. A vertical pile driven in to the sea/river/dock bed which is used as a fixing point for a pontoon.
Referencing details	Number of dolphins.
Cost information notes	The cost quoted here reflects ideal conditions and has not been adjusted for any site specific risks, please refer to the Jetties and Maritime Structures Practice Note for guidance on adjustments to be made. No adjustments for contract size, fees and location are appropriate. For the purposes of indexation, the cost should be adjusted by reference to the BCIS General Civil Engineering Cost Index, Series 1191.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	Beacon
Variations	-
Photo description	-
Photo notes	-
Photo1	

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Generic Category	Jetties Maritime and Waterways
CG Code	51Z020A
Specific	Dredging
Descriptive	Loose Deposits
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£49
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Dredging is the process of excavating or removing sediment, debris, or other material from the bottom of bodies of water, such as rivers, lakes, harbours, or oceans. It is primarily done to deepen waterways, maintain navigation channels, control erosion, restore water bodies, or extract valuable minerals and resources.
Referencing details	-
Cost information notes	The cost quoted here reflects ideal conditions and has not been adjusted for any site specific risks, please refer to the Jetties and Maritime Structures Practice Note for guidance on adjustments to be made. No adjustments for contract size, fees and location are appropriate.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	Beacon
Variations	-
Photo description	-
Photo notes	-
Photo1	

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Generic Category	Jetties Maritime and Waterways
CG Code	51Z020B
Specific	Dredging
Descriptive	Rock / Stone
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£137
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Dredging is the process of excavating or removing sediment, debris, or other material from the bottom of bodies of water, such as rivers, lakes, harbours, or oceans. It is primarily done to deepen waterways, maintain navigation channels, control erosion, restore water bodies, or extract valuable minerals and resources.
Referencing details	-
Cost information notes	The cost quoted here reflects ideal conditions and has not been adjusted for any site specific risks, please refer to the Jetties and Maritime Structures Practice Note for guidance on adjustments to be made. No adjustments for contract size, fees and location are appropriate.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	Beacon
Variations	-
Photo description	-
Photo notes	-
Photo1	

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Generic Category	Jetties Maritime and Waterways
CG Code	51Z020C
Specific	Linkspan
Descriptive	Mobile Bridge
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£7,359,768
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A linkspan is a type of movable bridge or ramp used to connect a fixed structure, such as a dock or quay, to a ship or ferry. It provides a secure and stable platform for passengers, vehicles, and cargo to move between the shore and the vessel.
Referencing details	-
Cost information notes	The cost quoted here reflects ideal conditions and has not been adjusted for any site specific risks, please refer to the Jetties and Maritime Structures Practice Note for guidance on adjustments to be made. No adjustments for contract size, fees and location are appropriate.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	Beacon
Variations	-
Photo description	-
Photo notes	-
Photo1	

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Generic Category	Jetties Maritime and Waterways
CG Code	51Z020D
Specific	Passenger - Boarding Bridge
Descriptive	Passenger Access System - Automated Gangways
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£3,051,640
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Typically consists of a movable and adjustable walkway or ramp that can be extended or retracted to accommodate different ship heights and tidal variations. The bridge is usually equipped with handrails, lighting, and non-slip surfaces to ensure passenger safety.
Referencing details	-
Cost information notes	The cost quoted here reflects ideal conditions and has not been adjusted for any site specific risks, please refer to the Jetties and Maritime Structures Practice Note for guidance on adjustments to be made. No adjustments for contract size, fees and location are appropriate.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	Beacon
Variations	-
Photo description	-
Photo notes	-
Photo1	

Photo2

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Generic Category	Jetties Maritime and Waterways
CG Code	STS012A
Specific	Dock Gates
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£6,714
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Dock gates and Caisson Gates are watertight barriers located at the entrance or exit of a dock or basin. They control water flow, manage water levels, provide access for vessels, and protect against flooding. Dock Gates are normally steel manufactured gates that can open and close.
Referencing details	Number of gates and dimensions (height, width and thickness).
Cost information notes	The cost quoted here reflects ideal conditions and has not been adjusted for any site specific risks, please refer to the Jetties and Maritime Structures Practice Note for guidance on adjustments to be made. No adjustments for contract size, fees and location are appropriate.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	Beacon
Variations	-
Photo description	-
Photo notes	-
Photo1	

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Generic Category	Jetties Maritime and Waterways
CG Code	STS012B
Specific	Caissons
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£1,647
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Dock gates and Caisson Gates are watertight barriers located at the entrance or exit of a dock or basin. They control water flow, manage water levels, provide access for vessels, and protect against flooding. Dock Gates are normally steel manufactured gates that can open and close, Caissons are large concrete structures that are ballasted and floated in and out of position at high tide.
Referencing details	Internal volume (m3).
Cost information notes	The cost quoted here reflects ideal conditions and has not been adjusted for any site specific risks, please refer to the Jetties and Maritime Structures Practice Note for guidance on adjustments to be made. No adjustments for contract size, fees and location are appropriate.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	Beacon
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Jetties Maritime and Waterways
CG Code	51Z007
Specific	Docks & Quay Walls
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£4,688
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Quays and wharfs (usually where the sea or river side has been artificially built up to provide a level access for boats/ships to come alongside), provide the vertical interface for ships to berth, moor, load and unload goods, personnel and equipment.
Referencing details	-
Cost information notes	The cost quoted here reflects ideal conditions and has not been adjusted for any site specific risks, please refer to the Jetties and Maritime Structures Practice Note for guidance on adjustments to be made. No adjustments for contract size, fees and location are appropriate.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	Beacon
Variations	-
Photo description	-
Photo notes	-
Photo1	

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Generic Category	Jetties Maritime and Waterways
CG Code	51Z009
Specific	Dry Docks
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£1,165
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A drydock comprises an enclosed dock with the ability to drain it of water to enable vessel construction, repair, and maintenance in a dry environment.
Referencing details	Internal volume (m3).
Cost information notes	The cost quoted here reflects ideal conditions and has not been adjusted for any site specific risks, please refer to the Jetties and Maritime Structures Practice Note for guidance on adjustments to be made. No adjustments for contract size, fees and location are appropriate.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	Beacon
Variations	-
Photo description	-
Photo notes	-
Photo1	

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Generic Category	Jetties Maritime and Waterways
CG Code	51Z015
Specific	Slipways
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£4,244
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A slipway is an inclined surface made of a concrete surface usually used for launching, hauling, maintenance and retrieving vessels, and also the landing of goods and personnel. Can vary significantly in size depending on use.
Referencing details	The surface area (m2) of the structure: length x width.
Cost information notes	The cost quoted here reflects ideal conditions and has not been adjusted for any site specific risks, please refer to the Jetties and Maritime Structures Practice Note for guidance on adjustments to be made. No adjustments for contract size, fees and location are appropriate.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	Beacon
Variations	-
Photo description	-
Photo notes	-
Photo1	

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Generic Category	Jetties Maritime and Waterways
CG Code	51Z010
Specific	Locks
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£2,217
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Locks allow raising or lowering of ships or boats between different water levels. They consist of chambers with gates that can be filled or emptied to match the differing water levels.
Referencing details	Internal volume (m3)
Cost information notes	The cost quoted here reflects ideal conditions and has not been adjusted for any site specific risks, please refer to the Jetties and Maritime Structures Practice Note for guidance on adjustments to be made. No adjustments for contract size, fees and location are appropriate.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	Beacon
Variations	-
Photo description	-
Photo notes	-
Photo1	

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Generic Category	Jetties Maritime and Waterways
CG Code	51Z006
Specific	Berthing Head Structures
Descriptive	Ship Access Tower
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£842,480
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A ship access tower is typically a complicated structure, which includes a mechanically operated gangway that can be moved to suit the deck heights of all berthed vessels across all tidal levels. Often with caged ladders, stairs and platforms. The ships gangway is often operated by hydraulic controls.
Referencing details	The number and type of tower is required. General supporting steelwork should be measured by reference to weight (tonnes).
Cost information notes	The cost quoted here reflects ideal conditions and has not been adjusted for any site specific risks, please refer to the Jetties and Maritime Structures Practice Note for guidance on adjustments to be made. No adjustments for contract size, fees and location are appropriate.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	Beacon
Variations	-
Photo description	-
Photo notes	-
Photo1	

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Generic Category	Jetties Maritime and Waterways
CG Code	51Z004
Specific	Walkways / Catwalks
Descriptive	Based on catwalk/walkway of 1.22m width,
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m
ERC	£3,484
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A catwalk/walkway is a pedestrian bridge providing operational or maintenance access to offshore dolphins. Loading is typically low as the walkway capacity is limited by the width of the walkway. The structures are typically fabricated offsite using steel or aluminium sections and delivered as completed items.
Referencing details	Linear metre run (m). Details of construction should also be noted. i.e. steel/timber, open tread, handrails etc.
Cost information notes	The cost quoted here reflects ideal conditions and has not been adjusted for any site specific risks, please refer to the Jetties and Maritime Structures Practice Note for guidance on adjustments to be made. No adjustments for contract size, fees and location are appropriate.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	Beacon
Variations	-
Photo description	-
Photo notes	-
Photo1	

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Generic Category	Jetties Maritime and Waterways
CG Code	51Z005
Specific	Berthing Head Structures
Descriptive	Water Cannon & CCTV Tower
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£123,521
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	This is a relatively simple structure, comprising either a single large diameter steel column or lightweight framed tower, incorporating platforms, stairs and ladders. Platforms often support water cannons and CCTV units.
Referencing details	The number and type of tower is required. General supporting steelwork should be measured by reference to weight (tonnes).
Cost information notes	The cost quoted here reflects ideal conditions and has not been adjusted for any site specific risks, please refer to the Jetties and Maritime Structures Practice Note for guidance on adjustments to be made. No adjustments for contract size, fees and location are appropriate.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	Beacon
Variations	-
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

Back

Generic Category	Jetties Maritime and Waterways
CG Code	51Z019
Specific	Shore Arm & Approach Way (Access from Shore/Riverside to Berthing Heads)
Descriptive	Heavy Load
Tech1	Above 40kn/m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£7,183
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	These are jetty structures that provide walkways or roadways and/or piperacks from shore to boat/ship berths located in deeper water. The typical form of construction is an open structure comprising a suspended reinforced concrete deck supported by steel tubular piles, however structures in shallower water may use a closed structure using granular infill between a pair of walls with ties between. Class 1 – Pedestrian and Light Vehicle Loading /Piperack = 10kN/m2 – This Classification considers the following vehicle types for use. All Vehicles of gross weight of 17 tonnes based on a maximum axle loading of 100KN and an axle spacing of 3.5 and 5.8m. This is attributed to Fire Engines, and light goods vehicles. Class 2 – Roadway > 10kn/m2 but = 40kN/m2 – All Normal Highway traffic without special assessment (Up to gross weight of 44 tonnes based on a maximum axle loading of 115KN). Class 3 – Heavy Load >40kN/m2 – Abnormal Loads
Referencing details	The plan area (m2) and loading capacity are key survey requirements. The plan area should be recorded to include the roadway and any adjoining piperack. These areas should be recorded separately (i.e. roadway 1000m2, piperack 1000m2). The loading capacity (kN/m2) and the use of the structure should be recorded i.e. is it used for pedestrian loading, for vehicles and/or for heavy loading. Details including surfacing and the type of structure (steel, concrete, timber) should also be noted.
Cost information notes	Costs required for ships in the size range from 10,000 DWT - 300,000 DWT, Ships of less than 10,000 DWT generally do not require berthing dolphins as ships of this size are, usually moored against “fenders” on the berthing head. The cost quoted reflects an addition of 35% for risk bias. No adjustments for contract size, fees and location are appropriate. Risk bias factors include; security restrictions, the method of working out over water, water depth, tidal range, environmental conditions, environmental designation, operational limitations and ground conditions. The level of any such addition should be reviewed taking into consideration the overall parameters on risk bias, as set out in Rating Manual: Section 5a : Valuation of all property types: Jetties Maritime and Waterways and the individual facts relating to the asset. For the purposes of indexation, the cost should be adjusted by reference to the BCIS General Civil Engineering Cost Index, Series 1191.

rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	Beacon
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

Generic Category	Jetties Maritime and Waterways	Back
CG Code	51Z016	
Specific	Shore Arm & Approach Way (Access from Shore/Riverside to Berthing Heads)	
Descriptive	Piperack / Non Commercial Traffic	
Tech1	Below 10Kn / m2	
Tech2	-	
Unit size	-	
Unit of measurement	m2	
ERC	£3,250	
Superseded codes	-	
Location factor	Considered Not Applicable at time of Publication	
Description	These are jetty structures that provide walkways or roadways and/or piperacks from shore to boat/ship berths located in deeper water. The typical form of construction is an open structure comprising a suspended reinforced concrete deck supported by steel tubular piles, however structures in shallower water may use a closed structure using granular infill between a pair of walls with ties between. Class 1 – Pedestrian and Light Vehicle Loading /Piperack = 10kN/m2 – This Classification considers the following vehicle types for use. All Vehicles of gross weight of 17 tonnes based on a maximum axle loading of 100KN and an axle spacing of 3.5 and 5.8m. This is attributed to Fire Engines, and light goods vehicles. Class 2 – Roadway > 10kn/m2 but = 40kN/m2 – All Normal Highway traffic without special assessment (Up to gross weight of 44 tonnes based on a maximum axle loading of 115KN). Class 3 – Heavy Load >40kN/m2 – Abnormal Loads	
Referencing details	The plan area (m2) and loading capacity are key survey requirements. The plan area should be recorded to include the roadway and any adjoining piperack. These areas should be recorded separately (i.e. roadway 1000m2, piperack 1000m2). The loading capacity (kN/m2) and the use of the structure should be recorded i.e. is it used for pedestrian loading, for vehicles and/or for heavy loading. Details including surfacing and the type of structure (steel, concrete, timber) should also be noted.	
Cost information notes	Costs required for ships in the size range from 10,000 DWT - 300,000 DWT, Ships of less than 10,000 DWT generally do not require berthing dolphins as ships of this size are, usually moored against “fenders” on the berthing head. The cost quoted reflects an addition of 35% for risk bias. No adjustments for contract size, fees and location are appropriate. Risk bias factors include; security restrictions, the method of working out over water, water depth, tidal range, environmental conditions, environmental designation, operational limitations and ground conditions. The level of any such addition should be reviewed taking into consideration the overall parameters on risk bias, as set out in Rating Manual: Section 5a : Valuation of all property types: Jetties Maritime and Waterways and the individual facts relating to the asset. For the purposes of indexation, the cost should be adjusted by reference to the BCIS General Civil Engineering Cost Index, Series 1191.	

rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	Beacon
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Jetties Maritime and Waterways
CG Code	51Z017
Specific	Shore Arm & Approach Way (Access from Shore/Riverside to Berthing Heads)
Descriptive	Roadway
Tech1	Above 10kn/m2 but below 40kn/m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£4,788
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	These are jetty structures that provide walkways or roadways and/or piperacks from shore to boat/ship berths located in deeper water. The typical form of construction is an open structure comprising a suspended reinforced concrete deck supported by steel tubular piles, however structures in shallower water may use a closed structure using granular infill between a pair of walls with ties between. Class 1 – Pedestrian and Light Vehicle Loading /Piperack = 10kN/m2 – This Classification considers the following vehicle types for use. All Vehicles of gross weight of 17 tonnes based on a maximum axle loading of 100KN and an axle spacing of 3.5 and 5.8m. This is attributed to Fire Engines, and light goods vehicles. Class 2 – Roadway > 10kn/m2 but = 40kN/m2 – All Normal Highway traffic without special assessment (Up to gross weight of 44 tonnes based on a maximum axle loading of 115KN). Class 3 – Heavy Load >40kN/m2 – Abnormal Loads
Referencing details	The plan area (m2) and loading capacity are key survey requirements. The plan area should be recorded to include the roadway and any adjoining piperack. These areas should be recorded separately (i.e. roadway 1000m2, piperack 1000m2). The loading capacity (kN/m2) and the use of the structure should be recorded i.e. is it used for pedestrian loading, for vehicles and/or for heavy loading. Details including surfacing and the type of structure (steel, concrete, timber) should also be noted.
Cost information notes	Costs required for ships in the size range from 10,000 DWT - 300,000 DWT, Ships of less than 10,000 DWT generally do not require berthing dolphins as ships of this size are, usually moored against “fenders” on the berthing head. The cost quoted reflects an addition of 35% for risk bias. No adjustments for contract size, fees and location are appropriate. Risk bias factors include; security restrictions, the method of working out over water, water depth, tidal range, environmental conditions, environmental designation, operational limitations and ground conditions. The level of any such addition should be reviewed taking into consideration the overall parameters on risk bias, as set out in Rating Manual: Section 5a : Valuation of all property types: Jetties Maritime and Waterways and the individual facts relating to the asset. For the purposes of indexation, the cost should be adjusted by reference to the BCIS General Civil Engineering Cost Index, Series 1191.

rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	Beacon
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Laboratories
CG Code	42F00T
Specific	Blood Transfusion
Descriptive	2 Levels
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,617
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Purpose built 2 storey building comprising administrative and laboratory department. Building Construction: - Foundations: Reinforced concrete pad and strip foundations; Frame: Steel Upper Floors: Reinforced concrete; Roof: Mono-pitched steel frame with curved metal sheeting; External Walls: Facing brick/block cavity construction; Windows and Doors: Aluminium double glazed units; roller shutter doors to garages; Internal Walls: block; Internal Finishes: Plastered painted and papered walls; screed covered with vinyl and carpet: suspended ceilings; Building Services: - Laboratory fittings including built in freezers and incubating apparatus; full gas fired central heating; ventilation; standard laboratory electrical installation; passenger lift; security and fire alarms
Referencing details	Measure to GEA
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	CCTV
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Additions Suspended Ceiling - use code 40500V4 Terrazzo Floors - use code 40500V2; Woodblock floors - use code 40500V3; Quarry tiled floors - 40500V5

Photo description -

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Laboratories
CG Code	42F20F
Specific	Research and Production
Descriptive	2 or 3 Storeys
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£3,245
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Three storey building comprising laboratories with open plan write-up offices. Roof mounted plant covers most of the building footprint and services run in a dedicated service zone. Client furniture and fittings are excluded. Building Construction: Foundations - Reinforced concrete pad and perimeter foundations with 200mm thick slab. Frame - Insitu reinforced concrete frame with steel frames to roof plant rooms. Upper Floors - Flat reinforced concrete slabs 300mm thick. Roof - Stainless steel sheets. Stairs - concrete stairs with metal and glazed balustrades. External Walls - Stainless steel sheets and aluminium curtain walling. Windows and Doors - Double glazed aluminium. Internal Walls - Dry-lined full height partitions and glazed screens. Internal Doors - laminate, veneered solid core door sets. Internal Finishes - Walls generally plastered and painted; floors tiled (reception), vinyl sheet and carpet (offices); ceilings metal tiles with some plasterboard. Fittings - Laboratory modular furniture. Services - toilets, heating with cooling to labs controlled by building management system, full electrical installation including UPS, lifts, fire alarm system, intruder detection, CCTV and access controls, medical gas lines.
Referencing details	Measure to GEA Note special gases. Specialist fixed (built in) equipment egg fume cupboards, autoclaves, driers etc.
Cost information notes	Excludes external works and piling.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Standby generators, tanks , effluent treatment plant
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Laboratories
CG Code	42F21F
Specific	Research and Production
Descriptive	2 or 3 Storeys
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£3,945
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Three storey building comprising laboratories with open plan write-up offices. Roof mounted plant covers most of the building footprint and services run in a dedicated service zone. Client furniture and fittings are excluded. Building Construction: Foundations - Reinforced concrete pad and perimeter foundations with 200mm thick slab. Frame - Insitu reinforced concrete frame with steel frames to roof plant rooms. Upper Floors - Flat reinforced concrete slabs 300mm thick. Roof - Stainless steel sheets. Stairs - concrete stairs with metal and glazed balustrades. External Walls - Stainless steel sheets and aluminium curtain walling. Windows and Doors - Double glazed aluminium. Internal Walls - Dry-lined full height partitions and glazed screens. Internal Doors - laminate, veneered solid core door sets. Internal Finishes - Walls generally plastered and painted; floors tiled (reception), vinyl sheet and carpet (offices); ceilings metal tiles with some plasterboard. Fittings - Laboratory modular furniture. Services - toilets, heating with cooling to labs controlled by building management system, full electrical installation including UPS, lifts, fire alarm system, intruder detection, CCTV and access controls, medical gas lines.
Referencing details	Measure to GEA Note special gases. Specialist fixed (built in) equipment egg fume cupboards, autoclaves, driers etc.
Cost information notes	Excludes external works and piling.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Standby generators, tanks , effluent treatment plant
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Laboratories
CG Code	42F00A
Specific	Test and Research
Descriptive	Single storey
Tech1	<=250m2
Tech2	3.0 m int. ht
Unit size	-
Unit of measurement	m2
ERC	£3,610
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Detached basic building Construction: Foundations: Concrete strip foundations and base slab Frame: Concrete or steel as applicable Upper Floors: Concrete slab (two storey) Roof: Concrete flat roof with mineral felt and chippings or pitched roof with plain tiles or metal deck roof. External Walls: Brick/block double leaf Windows and Doors: Softwood windows, timber doors and frames, painted Internal Walls: Brick or block work Internal Finishes: Plaster and painted walls with some tiled areas, floor throughout with vinyl finish, plastered ceilings. Building Services: General high lighting levels and extra power outlets for equipment. Oil/gas fired LPHW radiator central heating system. Inclusive of toilet accommodation. Fire alarms. Often with extra water services and waste disposal.
Referencing details	Measure to GEA.
Cost information notes	Excludes external works.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	CCTV
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Additions Suspended Ceiling - use code 40500V4 Terrazzo Floors - use code 40500V2; Woodblock floors - use code 40500V3; Quarry tiled floors - 40500V5

Photo description -

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Laboratories
CG Code	42F00F
Specific	Test and Research
Descriptive	Single storey
Tech1	<=250m2
Tech2	3.5 m int. ht
Unit size	-
Unit of measurement	m2
ERC	£3,741
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Detached basic building Construction: Foundations: Concrete strip foundations and base slab Frame: Concrete or steel as applicable Upper Floors: Concrete slab (two storey) Roof: Concrete flat roof with mineral felt and chippings or pitched roof with plain tiles or metal deck roof. External Walls: Brick/block double leaf Windows and Doors: Softwood windows, timber doors and frames, painted Internal Walls: Brick or block work Internal Finishes: Plaster and painted walls with some tiled areas, floor throughout with vinyl finish, plastered ceilings. Building Services: General high lighting levels and extra power outlets for equipment. Oil/gas fired LPHW radiator central heating system. Inclusive of toilet accommodation. Fire alarms. Often with extra water services and waste disposal.
Referencing details	Measure to GEA.
Cost information notes	Excludes external works.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	CCTV
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Additions Suspended Ceiling - use code 40500V4 Terrazzo Floors - use code 40500V2; Woodblock floors - use code 40500V3; Quarry tiled floors - 40500V5

Photo description -

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Laboratories
CG Code	42F00K
Specific	Test and Research
Descriptive	Single storey
Tech1	<=250m2
Tech2	4.0 m int. ht
Unit size	-
Unit of measurement	m2
ERC	£3,879
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Detached basic building Construction: Foundations: Concrete strip foundations and base slab Frame: Concrete or steel as applicable Upper Floors: Concrete slab (two storey) Roof: Concrete flat roof with mineral felt and chippings or pitched roof with plain tiles or metal deck roof. External Walls: Brick/block double leaf Windows and Doors: Softwood windows, timber doors and frames, painted Internal Walls: Brick or block work Internal Finishes: Plaster and painted walls with some tiled areas, floor throughout with vinyl finish, plastered ceilings. Building Services: General high lighting levels and extra power outlets for equipment. Oil/gas fired LPHW radiator central heating system. Inclusive of toilet accommodation. Fire alarms. Often with extra water services and waste disposal.
Referencing details	Measure to GEA.
Cost information notes	Excludes external works.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	CCTV
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Additions Suspended Ceiling - use code 40500V4 Terrazzo Floors - use code 40500V2; Woodblock floors - use code 40500V3; Quarry tiled floors - 40500V5

Photo description -

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Laboratories
CG Code	42F10A
Specific	Test and Research
Descriptive	Two storey
Tech1	<=500m2
Tech2	3.0 m int. ht
Unit size	-
Unit of measurement	m2
ERC	£2,803
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Detached basic building Construction: Foundations: Concrete strip foundations and base slab Frame: Concrete or steel as applicable Upper Floors: Concrete slab (two storey) Roof: Concrete flat roof with mineral felt and chippings or pitched roof with plain tiles or metal deck roof. External Walls: Brick/block double leaf Windows and Doors: Softwood windows, timber doors and frames, painted Internal Walls: Brick or block work Internal Finishes: Plaster and painted walls with some tiled areas, floor throughout with vinyl finish, plastered ceilings. Building Services: General high lighting levels and extra power outlets for equipment. Oil/gas fired LPHW radiator central heating system. Inclusive of toilet accommodation. Fire alarms. Often with extra water services and waste disposal.
Referencing details	Measure to GEA.
Cost information notes	Excludes external works.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	CCTV
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Additions Suspended Ceiling - use code 40500V4 Terrazzo Floors - use code 40500V2; Woodblock floors - use code 40500V3; Quarry tiled floors - 40500V5

Photo description -

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Laboratories
CG Code	42F10F
Specific	Test and Research
Descriptive	Two storey
Tech1	<=500m2
Tech2	3.5 m int. ht
Unit size	-
Unit of measurement	m2
ERC	£2,935
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Detached basic building Construction: Foundations: Concrete strip foundations and base slab Frame: Concrete or steel as applicable Upper Floors: Concrete slab (two storey) Roof: Concrete flat roof with mineral felt and chippings or pitched roof with plain tiles or metal deck roof. External Walls: Brick/block double leaf Windows and Doors: Softwood windows, timber doors and frames, painted Internal Walls: Brick or block work Internal Finishes: Plaster and painted walls with some tiled areas, floor throughout with vinyl finish, plastered ceilings. Building Services: General high lighting levels and extra power outlets for equipment. Oil/gas fired LPHW radiator central heating system. Inclusive of toilet accommodation. Fire alarms. Often with extra water services and waste disposal.
Referencing details	Measure to GEA.
Cost information notes	Excludes external works.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	CCTV
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Additions Suspended Ceiling - use code 40500V4 Terrazzo Floors - use code 40500V2; Woodblock floors - use code 40500V3; Quarry tiled floors - 40500V5

Photo description -

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Laboratories
CG Code	42F10K
Specific	Test and Research
Descriptive	Two storey
Tech1	<=500m2
Tech2	4.0 m int. ht
Unit size	-
Unit of measurement	m2
ERC	£3,065
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Detached basic building Construction: Foundations: Concrete strip foundations and base slab Frame: Concrete or steel as applicable Upper Floors: Concrete slab (two storey) Roof: Concrete flat roof with mineral felt and chippings or pitched roof with plain tiles or metal deck roof. External Walls: Brick/block double leaf Windows and Doors: Softwood windows, timber doors and frames, painted Internal Walls: Brick or block work Internal Finishes: Plaster and painted walls with some tiled areas, floor throughout with vinyl finish, plastered ceilings. Building Services: General high lighting levels and extra power outlets for equipment. Oil/gas fired LPHW radiator central heating system. Inclusive of toilet accommodation. Fire alarms. Often with extra water services and waste disposal.
Referencing details	Measure to GEA.
Cost information notes	Excludes external works.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	CCTV
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Additions Suspended Ceiling - use code 40500V4 Terrazzo Floors - use code 40500V2; Woodblock floors - use code 40500V3; Quarry tiled floors - 40500V5

Photo description -

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Lagoons
CG Code	208L16
Specific	Excavation only
Descriptive	Based on volume removed
Tech1	-
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£45
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Lagoons, without clay, polythene or butyl lining. Used for overflow or balancing water flows or for temporary or permanent storage. NOTE: When calculating the surface area for linings it should be assumed that the side walls of the excavation slope at an angle not exceeding 45 degrees (measured internal surface of excavation).
Referencing details	Costs are £/m3. All calculations are from existing ground level. Excludes any banks or retaining structures above ground level. NOTE: The lagoon formation is calculated on the volume of earth removed. Where the removed spoil is used to form banks or levees around the excavation to increase the height/volume, then these will need to be a separate calculation, (see earth bunds).
Cost information notes	Excludes, sumps, pumps, chamber and channels. Excludes all External Works such as safety fencing, roads, paths or conduits which will have to be separately costed.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Pumps, sumps
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Lagoons
CG Code	208L13
Specific	Lined
Descriptive	Butyl lining
Tech1	< 1.0m deep
Tech2	Based on Gross Internal Volume (GIV)
Unit size	m3
Unit of measurement	m3
ERC	£66
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Lagoons, lined - refer to both polythene (LDPE) or butyl (1mm) lining. Used for overflow or balancing water flows or for temporary or permanent storage. NOTE: When calculating the surface area for linings it should be assumed that the side walls of the excavation slope at an angle not exceeding 45 degrees (measured internal surface of excavation). Butly linings are laid over geotextile layer on sand blinding
Referencing details	Costs are £/m3 based on Gross Internal Volume (GIV) of lagoon. All calculations are from existing ground level. Excludes any banks or retaining structures above ground level. NOTE: The lagoon formation is calculated on the volume of earth removed. Where the removed spoil is used to form banks or levees around the excavation to increase the height/volume, then these will need to be a separate calculation. (see earth bunds)
Cost information notes	Excludes, sumps, pumps, chamber and channels. Excludes all External Works such as safety fencing, roads, paths or conduits which will have to be separately costed.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-

Photo notes -

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Generic Category	Lagoons
CG Code	208L15
Specific	Lined
Descriptive	Butyl lining
Tech1	3.0m deep
Tech2	Based on Gross Internal Volume (GIV)
Unit size	m3
Unit of measurement	m3
ERC	£51
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Lagoons, lined - refer to both polythene (LDPE) or butyl (1mm) lining. Used for overflow or balancing water flows or for temporary or permanent storage. NOTE: When calculating the surface area for linings it should be assumed that the side walls of the excavation slope at an angle not exceeding 45 degrees (measured internal surface of excavation). Butly linings are laid over geotextile layer on sand blinding
Referencing details	Costs are £/m3 based on Gross Internal Volume (GIV) of lagoon. All calculations are from existing ground level. Excludes any banks or retaining structures above ground level. NOTE: The lagoon formation is calculated on the volume of earth removed. Where the removed spoil is used to form banks or levees around the excavation to increase the height/volume, then these will need to be a separate calculation. (see earth bunds)
Cost information notes	Excludes, sumps, pumps, chamber and channels. Excludes all External Works such as safety fencing, roads, paths or conduits which will have to be separately costed.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-

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Generic Category	Lagoons
CG Code	208L12
Specific	Lined
Descriptive	Polythene lining
Tech1	< 1.0m deep
Tech2	Based on Gross Internal Volume (GIV)
Unit size	m3
Unit of measurement	m3
ERC	£54
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Lagoons, lined - refer to both polythene (LDPE) or butyl (1mm) lining. Used for overflow or balancing water flows or for temporary or permanent storage. NOTE: When calculating the surface area for linings it should be assumed that the side walls of the excavation slope at an angle not exceeding 45 degrees (measured internal surface of excavation). Butly linings are laid over geotextile layer on sand blinding
Referencing details	Costs are £/m3 based on Gross Internal Volume (GIV) of lagoon. All calculations are from existing ground level. Excludes any banks or retaining structures above ground level. NOTE: The lagoon formation is calculated on the volume of earth removed. Where the removed spoil is used to form banks or levees around the excavation to increase the height/volume, then these will need to be a separate calculation. (see earth bunds)
Cost information notes	Excludes, sumps, pumps, chamber and channels. Excludes all External Works such as safety fencing, roads, paths or conduits which will have to be separately costed.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-

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Generic Category	Lagoons
CG Code	208L14
Specific	Lined
Descriptive	Polythene lining
Tech1	3.0m deep
Tech2	Based on Gross Internal Volume (GIV)
Unit size	m3
Unit of measurement	m3
ERC	£47
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Lagoons, lined - refer to both polythene (LDPE) or butyl (1mm) lining. Used for overflow or balancing water flows or for temporary or permanent storage. NOTE: When calculating the surface area for linings it should be assumed that the side walls of the excavation slope at an angle not exceeding 45 degrees (measured internal surface of excavation). Butly linings are laid over geotextile layer on sand blinding
Referencing details	Costs are £/m3 based on Gross Internal Volume (GIV) of lagoon. All calculations are from existing ground level. Excludes any banks or retaining structures above ground level. NOTE: The lagoon formation is calculated on the volume of earth removed. Where the removed spoil is used to form banks or levees around the excavation to increase the height/volume, then these will need to be a separate calculation. (see earth bunds)
Cost information notes	Excludes, sumps, pumps, chamber and channels. Excludes all External Works such as safety fencing, roads, paths or conduits which will have to be separately costed.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-

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Generic Category	Lagoons
CG Code	208L17
Specific	Lining only
Descriptive	Based on surface area of sheet
Tech1	Polythene lining
Tech2	-
Unit size	m2
Unit of measurement	m2
ERC	£5
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Lagoons, lined - refer to both polythene (LDPE) or butyl lining (1mm). NOTE: When calculating the surface area for linings it should be assumed that the side walls of the excavation slope at an angle not exceeding 45 degrees (measured internal surface of excavation). Polythene linings are laid on sand blinding.
Referencing details	Costs are £/m2 measured maximum surface area of lagoon when filled to capacity. All calculations are from existing ground level. Excludes any banks or retaining structures above ground level. NOTE: The lagoon formation is calculated on the volume of earth removed. Where the removed spoil is used to form banks or levees around the excavation to increase the height/volume, then these will need to be a separate calculation. (see earth bunds)
Cost information notes	Excludes, sumps, pumps, chamber and channels. Excludes all External Works such as safety fencing, roads, paths or conduits which will have to be separately costed.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Sumps, chambers , pumps
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Lagoons
CG Code	208L18
Specific	Lining only
Descriptive	Based on surface area of sheet
Tech1	Butly lining
Tech2	-
Unit size	m2
Unit of measurement	m2
ERC	£16
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Lagoons, lined - refer to both polythene (LDPE) or butyl lining (1mm). NOTE: When calculating the surface area for linings it should be assumed that the side walls of the excavation slope at an angle not exceeding 45 degrees (measured internal surface of excavation). Polythene linings are laid on sand blinding.
Referencing details	Costs are £/m2 measured maximum surface area of lagoon when filled to capacity. All calculations are from existing ground level. Excludes any banks or retaining structures above ground level. NOTE: The lagoon formation is calculated on the volume of earth removed. Where the removed spoil is used to form banks or levees around the excavation to increase the height/volume, then these will need to be a separate calculation. (see earth bunds)
Cost information notes	Excludes, sumps, pumps, chamber and channels. Excludes all External Works such as safety fencing, roads, paths or conduits which will have to be separately costed.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Sumps, chambers , pumps
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Lagoons
CG Code	208L10
Specific	Unlined
Descriptive	< 1.0m deep
Tech1	Based on Gross Internal Volume (GIV)
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£49
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Lagoons, without clay, polythene or butyl lining. Used for overflow or balancing water flows or for temporary or permanent storage. NOTE: When calculating the surface area for linings it should be assumed that the side walls of the excavation slope at an angle not exceeding 45 degrees (measured internal surface of excavation). Butyl linings are laid over geotextile layer on sand blinding
Referencing details	Costs are £/m3 based on Gross Internal Volume (GIV) of lagoon. All calculations are from existing ground level. Excludes any banks or retaining structures above ground level. NOTE: The lagoon formation is calculated on the volume of earth removed. Where the removed spoil is used to form banks or levees around the excavation to increase the height/volume, then these will need to be a separate calculation. (see earth bunds)
Cost information notes	Excludes, sumps, pumps, chamber and channels. Excludes all External Works such as safety fencing, roads, paths or conduits which will have to be separately costed.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-

Photo notes -

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Generic Category	Lagoons
CG Code	208L11
Specific	Unlined
Descriptive	3.0m deep
Tech1	Based on Gross Internal Volume (GIV)
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£45
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Lagoons, without clay, polythene or butyl lining. Used for overflow or balancing water flows or for temporary or permanent storage. NOTE: When calculating the surface area for linings it should be assumed that the side walls of the excavation slope at an angle not exceeding 45 degrees (measured internal surface of excavation). Butyl linings are laid over geotextile layer on sand blinding
Referencing details	Costs are £/m3 based on Gross Internal Volume (GIV) of lagoon. All calculations are from existing ground level. Excludes any banks or retaining structures above ground level. NOTE: The lagoon formation is calculated on the volume of earth removed. Where the removed spoil is used to form banks or levees around the excavation to increase the height/volume, then these will need to be a separate calculation. (see earth bunds)
Cost information notes	Excludes, sumps, pumps, chamber and channels. Excludes all External Works such as safety fencing, roads, paths or conduits which will have to be separately costed.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-

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Generic Category	Leisure centres
CG Code	STA020
Specific	Additional surface car parking
Descriptive	Additional car parking not included in external works allowance for example where serving other hereditaments.
Tech1	Cost per space
Tech2	-
Unit size	20-22m² per parking space
Unit of measurement	Each
ERC	£2,592
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Tarmacadam covered surface car parking including drainage, kerbs and lighting.
Referencing details	Number of spaces.
Cost information notes	All inclusive cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
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The picture can't be displayed.

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Generic Category	Leisure centres
CG Code	STF020
Specific	Dry side accommodation
Descriptive	Applicable to a dry only leisure centre or the dry side accommodation only of a leisure centre with wet and dry facilities.
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,960
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	There are great varieties between leisure centres, some provide just dry facilities whilst other also have swimming pools. This code is for the dry side accommodation only. Generally a two storey building, commonly housing gym/fitness space, sport studios (spinning, dance and similar), sports hall, squash courts, multi-purpose rooms, climbing wall, treatment rooms, changing facilities with showers and toilets, café and ancillary storage and office space. All facilities may not be present in all buildings. Variations in design, external finishes and construction between buildings. Steel frame with external walls finished with a range of cladding materials is common. Internally the finishes comprise emulsion or ceramic tiling/uPVC sheeting to plastered walls, combination of painted plasterboard and suspended ceilings or exposed underside of roof coverings and combination of vinyl, carpet and ceramic tiling floor coverings on screed with specialist timber sports floor to sports hall, courts and studios if present. Reception desk, cubicles, lockers and benches together with seating to viewing areas, fixed sport fittings to sports hall, kitchen fittings to café and staff areas and climbing wall (if present). Services provision generally comprises heating and at least partial cooling/air conditioning, extensive sanitary, plumbing and ventilation installations to changing and toilet areas, power, lighting, lift, fire and intruder alarms, data and AV installations with possible additional security installations and sustainable features.
Referencing details	Please refer to Rating Manual Section 5a: Valuation of all property classes: Sports centres, tennis centres, swimming pools and leisure centres (local authoritiy)
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
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Generic Category	Leisure centres
CG Code	STG035
Specific	Floating floor to swimming pool
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£3,000
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Floating floor to swimming pool. Commonly found in secondary pools or on occasions also in main pools but covering only part of the pool area.
Referencing details	Surface area of the floating floor.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

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Generic Category	Leisure centres
CG Code	STC020
Specific	Flume to swimming pool
Descriptive	Flume, associated supports and staircase.
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m
ERC	£4,570
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Flume, associated supports and staircase only. Additional foundations and catch pools are excluded. Flumes are generally individually designed to suite the location and vary greatly from site to site from open slides to complex arrangements comprising tubes.
Referencing details	Linear metre length of flume, generally measured to the centre line.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Leisure centres
CG Code	STG020
Specific	Leisure pool uplift
Descriptive	Applicable to leisure pool area only.
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,719
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A cost uplift to reflect irregular shape of a leisure pool together with any additional features such as flumes and play equipment.
Referencing details	Please refer to Rating Manual Section 5a: Valuation of all property classes: Sports centres, tennis centres, swimming pools and leisure centres (local authoritiy)
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

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Generic Category	Leisure centres
CG Code	STD020
Specific	Wet side accommodation with 25m long swimming pool
Descriptive	Applicable to a wet only leisure centre with a 25m long swimming pool or the wet side accommodation with a 25m long swimming pool only of a leisure centre with wet and dry facilities.
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,785
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	There are great varieties between leisure centres, a few provide just swimming pool facilities whilst other also have dry facilities. This cost is for the wet side accommodation only - a 25m long swimming pool. Generally a two storey building, commonly housing either a 25m long single main swimming pool or a 25m long main pool and a smaller secondary pool together with changing facilities with showers and toilets, café and ancillary storage and office space. Additional wet side facilities may also comprise saunas and spa areas. All facilities may not be present in all buildings. Variations in design, external finishes and construction between buildings. Steel frame with external walls finished with a range of cladding materials is common. Internally the finishes comprise emulsion or ceramic tiling/uPVC sheeting to plastered walls, combination of painted plasterboard and suspended ceilings or exposed underside of roof coverings and combination of vinyl, carpet and ceramic tiling floor coverings on screed. Reception desk, cubicles, lockers and benches together with seating to viewing areas, kitchen fittings to café (if present) and staff areas. Services provision generally comprises specialist pool equipment including water filtration and heating, space heating, extensive sanitary, plumbing and ventilation installations to changing and toilet areas, power, lighting, lift, fire and intruder alarms, data and Audio Visual (AV) installations with possible swimming timing system, additional security installations and sustainable features.
Referencing details	Please refer to Rating Manual Section 5a: Valuation of all property classes: Sports centres, tennis centres, swimming pools and leisure centres (local authoritiy)
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-

Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
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Generic Category	Leisure centres
CG Code	STE020
Specific	Wet side accommodation with 50m long swimming pool
Descriptive	Applicable to a wet only leisure centre with a 50m long swimming pool or the wet side accommodation with a 50m long swimming pool only of a leisure centre with wet and dry facilities.
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£3,241
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Generally a two storey building, commonly housing either a 50m long single main swimming pool or a 50m long main pool and a smaller secondary pool together with changing facilities with showers and toilets, café and ancillary storage and office space. Additional wet side facilities may also comprise saunas and spa areas. All facilities may not be present in all buildings. Variations in design, external finishes and construction between buildings. Steel frame with external walls finished with a range of cladding materials is common. Internally the finishes comprise emulsion or ceramic tiling/uPVC sheeting to plastered walls, combination of painted plasterboard and suspended ceilings or exposed underside of roof coverings and combination of vinyl, carpet and ceramic tiling floor coverings on screed. Reception desk, cubicles, lockers and benches together with seating to viewing areas, kitchen fittings to café (if present) and staff areas. Services provision generally comprises specialist pool equipment including water filtration and heating, space heating, extensive sanitary, plumbing and ventilation installations to changing and toilet areas, power, lighting, lift, fire and intruder alarms, data and Audio Visual (AV) installations with possible swimming timing system, additional security installations and sustainable features.
Referencing details	Please refer to Rating Manual Section 5a: Valuation of all property classes: Sports centres, tennis centres, swimming pools and leisure centres (local authoritiy)
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Libraries
CG Code	64500D
Specific	Branch Library
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,213
Superseded codes	64500J
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Branch libraries - average quality with normal fit, finish and facilities associated with building type. Branch libraries will tend to be smaller than central libraries and serve a localised area.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Photo3

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Generic Category	Libraries
CG Code	64500A
Specific	Central Library
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,582
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Central libraries - higher quality than branch libraries with normal fit, finish and facilities associated with building type. Central libraries will be significantly larger than branch libraries and serve a regionalised area.
Referencing details	GEA
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Photo3

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Generic Category	Lifeboat station
CG Code	99A00M
Specific	Additional Ramp
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£32,359
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Additional Ramp
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

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Generic Category	Lifeboat station
CG Code	99A00L
Specific	Additional Slipway
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£310,650
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Additional Slipway
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Photo3

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Generic Category	Lifeboat station
CG Code	99A00N
Specific	Gantry /Davit
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£323,594
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Gantry
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

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Generic Category	Lifeboat station
CG Code	99A00D
Specific	Lifeboat station (All weather), land based
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£3,250
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single storey or two storey detached lifeboat station to accommodate lifeboat, winch gear, crew room, offices, stores, welfare and workshop on a concrete substructure supporting a steel frame enclosed within cavity walls or insulated metal cladding, double glazed windows, timber doors and metal up and over doors and pitched roof clad with insulated metal sheets. Internally, block partitions, flush doors, painted fair face walls, screeded floors, plaster or suspended ceilings, fixed fittings, sanitary installation, heating and mechanical ventilation, electric installation, alarms, communications and IT services.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Lifeboat station
CG Code	99A00F
Specific	Lifeboat station (All weather), land based with bulldozer and tractor housing
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,190
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single storey or two storey detached lifeboat station to accommodate lifeboat, winch gear, crew room, offices, stores, welfare and workshop on a concrete substructure supporting a steel frame enclosed within cavity walls or insulated metal cladding, double glazed windows, timber doors and metal up and over doors and pitched roof clad with insulated metal sheets. Internally, block partitions, flush doors, painted fair face walls, screeded floors, plaster or suspended ceilings, fixed fittings, sanitary installation, heating and mechanical ventilation, electric installation, alarms, communications and IT services.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Lifeboat station
CG Code	99A00C
Specific	Lifeboat station (All weather), land based with piled slipway
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£4,927
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single storey or two storey detached lifeboat station to accommodate lifeboat, winch gear, crew room, offices, stores, welfare and workshop supported on a piled and raised steel frame over the sea enclosed within cavity walls or insulated metal cladding, double glazed windows, timber doors and metal up and over doors and low pitched curved roof clad with insulated metal sheets over. Internally, block partitions, flush doors, painted fair face walls, screeded floors, plaster or suspended ceilings, fixed fittings, sanitary installation, heating and mechanical ventilation, electric installation, alarms, communications and IT services. Boat house connected to integral piled slipway.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Lifeboat station
CG Code	99A00E
Specific	Lifeboat station (All weather), land based with ramp and tractor housing
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,274
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single storey or two storey detached lifeboat station to accommodate lifeboat, winch gear, crew room, offices, stores, welfare and workshop on a concrete substructure supporting a steel frame enclosed within cavity walls or insulated metal cladding, double glazed windows, timber doors and metal up and over doors and pitched roof clad with insulated metal sheets. Internally, block partitions, flush doors, painted fair face walls, screeded floors, plaster or suspended ceilings, fixed fittings, sanitary installation, heating and mechanical ventilation, electric installation, alarms, communications and IT services.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Lifeboat station
CG Code	99A00B
Specific	Lifeboat station (All weather), land based with slipway
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£4,054
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single storey or two storey detached lifeboat station to accommodate lifeboat, winch gear, crew room, offices, stores, welfare and workshop supported on a piled and raised steel frame over the sea enclosed within cavity walls or insulated metal cladding, double glazed windows, timber doors and metal up and over doors and low pitched curved roof clad with insulated metal sheets over. Internally, block partitions, flush doors, painted fair face walls, screeded floors, plaster or suspended ceilings, fixed fittings, sanitary installation, heating and mechanical ventilation, electric installation, alarms, communications and IT services. Boat house connected to integral piled slipway.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Lifeboat station
CG Code	99A00G
Specific	Lifeboat station (All weather), over sea with mooring
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£3,250
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single storey or two storey detached lifeboat station to accommodate lifeboat, winch gear, crew room, offices, stores, welfare and workshop on a concrete substructure supporting a steel frame enclosed within cavity walls or insulated metal cladding, double glazed windows, timber doors and metal up and over doors and pitched roof clad with insulated metal sheets. Internally, block partitions, flush doors, painted fair face walls, screeded floors, plaster or suspended ceilings, fixed fittings, sanitary installation, heating and mechanical ventilation, electric installation, alarms, communications and IT services.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Lifeboat station
CG Code	99A00A
Specific	Lifeboat station (All weather), over sea with slipway
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£15,643
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single storey or two storey detached lifeboat station to accommodate lifeboat, winch gear, crew room, offices, stores, welfare and workshop supported on a piled and raised steel frame over the sea enclosed within cavity walls or insulated metal cladding, double glazed windows, timber doors and metal up and over doors and low pitched curved roof clad with insulated metal sheets over. Internally, block partitions, flush doors, painted fair face walls, screeded floors, plaster or suspended ceilings, fixed fittings, sanitary installation, heating and mechanical ventilation, electric installation, alarms, communications and IT services. Boat house connected to integral piled slipway.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Lifeboat station
CG Code	99A00K
Specific	Lifeboat station (Inshore), floating housing
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,738
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single storey detached floating housing to accommodate lifeboat and equipment on pontoons supporting a portal steel frame clad with metal cladding. substructure supporting a steel frame enclosed within cavity walls or insulated metal cladding, double glazed windows, timber doors and metal up and over doors and pitched roof clad with insulated metal sheets. Internally, block partitions, flush doors, painted fair face walls, screeded floors, plaster or suspended ceilings, fixed fittings, sanitary installation, heating and mechanical ventilation, electric installation, alarms, communications and IT services.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Lifeboat station
CG Code	99A00H
Specific	Lifeboat station (Inshore), with ramp and tractor housing
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,190
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single storey or two storey detached lifeboat station to accommodate lifeboat, winch gear, crew room, offices, stores, welfare and workshop on a concrete substructure supporting a steel frame enclosed within cavity walls or insulated metal cladding, double glazed windows, timber doors and metal up and over doors and pitched roof clad with insulated metal sheets. Internally, block partitions, flush doors, painted fair face walls, screeded floors, plaster or suspended ceilings, fixed fittings, sanitary installation, heating and mechanical ventilation, electric installation, alarms, communications and IT services.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Lifeboat station
CG Code	99A00J
Specific	Lifeboat station (Inshore), with ramp.
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,884
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single storey or two storey detached lifeboat station to accommodate lifeboat, winch gear, crew room, offices, stores, welfare and workshop on a concrete substructure supporting a steel frame enclosed within cavity walls or insulated metal cladding, double glazed windows, timber doors and metal up and over doors and pitched roof clad with insulated metal sheets. Internally, block partitions, flush doors, painted fair face walls, screeded floors, plaster or suspended ceilings, fixed fittings, sanitary installation, heating and mechanical ventilation, electric installation, alarms, communications and IT services.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Lifeboat station
CG Code	99A00P
Specific	Walkways over Beach / Sea
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m
ERC	£1,084
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Walkways
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Photo3

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Generic Category	Lifts
CG Code	211E02
Specific	Bucket Elevator
Descriptive	Heavy Duty
Tech1	Up to 20m Height
Tech2	Vertical Enclosed - Slow Speed
Unit size	Each
Unit of measurement	m
ERC	£17,560
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A continuous belt with flexible, strengthened "rubberised" buckets. These can be made from steel. Driven by a motor and complete with controls and instrumentation. The belt may be contained within support structure with sidewalls. Support structure to belt and motor is included in the cost as is a "flexible" chute to aim the product into a hopper. Construction, angle of lift, type of product, rate of delivery all can vary the cost. The cost provided is an average cost and includes design, erection, installation and on-costs etc.
Referencing details	Record the vertical height of the elevator, length and width of belt (length travelled not total belt length). If available the tonne per hour capacity. The costs relate to the length of the elevator / conveyor not the vertical lift.
Cost information notes	Total length of belt is from end to end of belt. Costs include: Belt, motors, controls, immediate support to belt and side walls, chute to hopper. Costs do not include: Main supporting frame or existing storage hoppers, stairways, housings / covers to belt.
rateable element	Class 3 (b) escalators
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Supports foundations, hoppers, stairways, walkways and platforms.

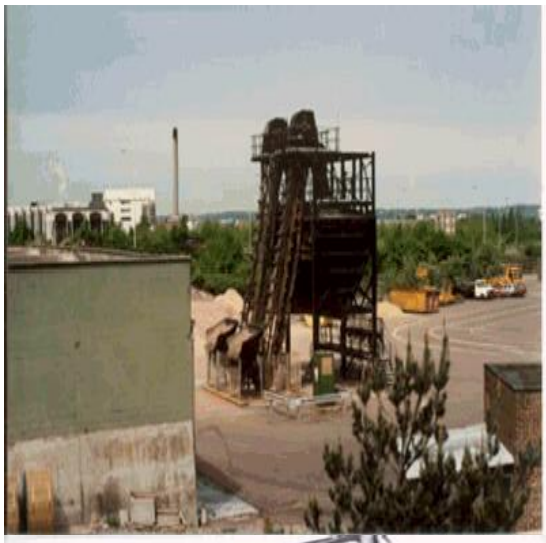
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical bucket elevators
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Lifts
CG Code	211E03
Specific	Bucket Elevator
Descriptive	Normal Duty
Tech1	Up to 20m Height
Tech2	Vertical Enclosed - Slow Speed
Unit size	Each
Unit of measurement	m
ERC	£13,268
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A continuous belt with flexible, strengthened "rubberised" buckets. These can be made from steel. Driven by a motor and complete with controls and instrumentation. The belt may be contained within support structure with sidewalls. Support structure to belt and motor is included in the cost as is a "flexible" chute to aim the product into a hopper. Construction, angle of lift, type of product, rate of delivery all can vary the cost. The cost provided is an average cost and includes design, erection, installation and on-costs etc.
Referencing details	Record the vertical height of the elevator, length and width of belt (length travelled not total belt length). If available the tonne per hour capacity. The costs relate to the length of the elevator / conveyor not the vertical lift.
Cost information notes	Total length of belt is from end to end of belt. Costs include: Belt, motors, controls, immediate support to belt and side walls, chute to hopper. Costs do not include: Main supporting frame or existing storage hoppers, stairways, housings / covers to belt.
rateable element	Class 3 (b) escalators
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Supports foundations, hoppers, stairways, walkways and platforms.

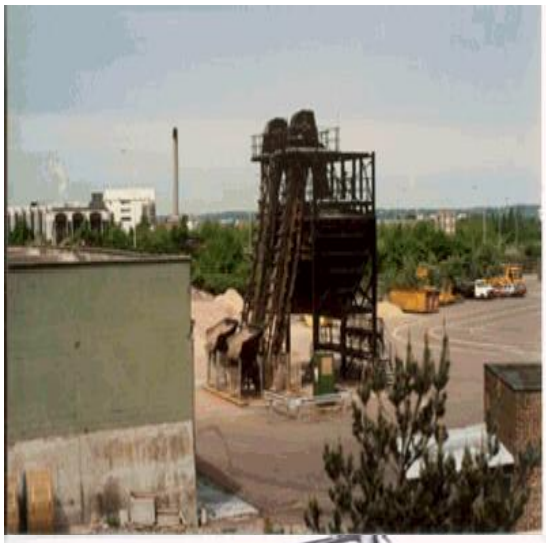
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical bucket elevators
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Lifts
CG Code	211E01
Specific	Bucket Elevator
Descriptive	Rubberised Buckets
Tech1	10m Height
Tech2	60 Degree Slope
Unit size	Each
Unit of measurement	m
ERC	£6,696
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A continuous belt with flexible, strengthened "rubberised" buckets. These can be made from steel. Driven by a motor and complete with controls and instrumentation. The belt may be contained within support structure with sidewalls. Support structure to belt and motor is included in the cost as is a "flexible" chute to aim the product into a hopper. Construction, angle of lift, type of product, rate of delivery all can vary the cost. The cost provided is an average cost and includes design, erection, installation and on-costs etc.
Referencing details	Record the vertical height of the elevator, length and width of belt (length travelled not total belt length). If available the tonne per hour capacity. The costs relate to the length of the elevator / conveyor not the vertical lift.
Cost information notes	Total length of belt is from end to end of belt. Costs include: Belt, motors, controls, immediate support to belt and side walls, chute to hopper. Costs do not include: Main supporting frame or existing storage hoppers, stairways, housings / covers to belt.
rateable element	Class 3 (b) escalators
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Supports foundations, hoppers, stairways, walkways and platforms.

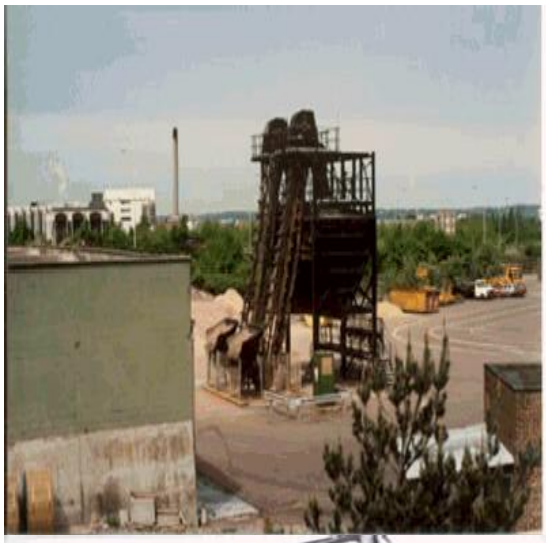
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical bucket elevators
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Lifts
CG Code	335050
Specific	Dock Leveller
Descriptive	Scissor Lifts
Tech1	Without Canopy
Tech2	Less than 5,000 kg
Unit size	Each
Unit of measurement	Each
ERC	£22,607
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Electrohydraulic dock levellers - The dock leveller bridges the gap and levels out the difference in height between vehicle beds and the building floor. The design of the loading bay for industrial buildings varies and some levellers have a canopy to afford weather protection when loading and unloading.
Referencing details	Record capacity in kg. Size of leveller in m. Height of lift in m.
Cost information notes	Cost applicable to Electrohydraulic dock levellers only
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Supports foundations, hoppers, stairways, walkways and platforms.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description Typical dock levellers

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Lifts
CG Code	335055
Specific	Dock Leveller
Descriptive	Scissor Lifts
Tech1	With Canopy
Tech2	Less than 5,000 kg
Unit size	Each
Unit of measurement	Each
ERC	£36,209
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Electrohydraulic dock levellers - The dock leveller bridges the gap and levels out the difference in height between vehicle beds and the building floor. The design of the loading bay for industrial buildings varies and some levellers have a canopy to afford weather protection when loading and unloading.
Referencing details	Record capacity in kg. Size of leveller in m. Height of lift in m.
Cost information notes	Cost applicable to Electrohydraulic dock levellers only
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Supports foundations, hoppers, stairways, walkways and platforms.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description Typical dock levellers

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Lifts
CG Code	335056
Specific	Dock Leveller
Descriptive	With Hinged lip
Tech1	-
Tech2	Less than 10,000 kg
Unit size	Each
Unit of measurement	Each
ERC	£3,137
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Electrohydraulic dock levellers - The dock leveller bridges the gap and levels out the difference in height between vehicle beds and the building floor. The design of the loading bay for industrial buildings varies and some levellers have a canopy to afford weather protection when loading and unloading.
Referencing details	Record capacity in kg. Size of leveller in m. Height of lift in m.
Cost information notes	Cost applicable to Electrohydraulic dock levellers only
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Supports foundations, hoppers, stairways, walkways and platforms.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description Typical dock levellers

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Lifts
CG Code	335020
Specific	Escalators
Descriptive	3.5m Rise
Tech1	0.8m Wide
Tech2	30 Degree Slope, 0.5m/sec
Unit size	Each
Unit of measurement	Each
ERC	£121,566
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Typical modern escalator found in retail and office type locations. 30 degree incline, travelling at 0.5m/sec, standard balustrades have brushed steel panels bolted to a frame. An additional cost is required for glass or enamelled balustrades
Referencing details	Measure floor to floor height. Note quality of the finish, especially the balustrades.
Cost information notes	The costs are based on a standard finish at 0.8m and 1.0m step widths. If it has an enhanced finish, for example enamelled steel or glass, then add using code 3350V1 to the cost of each escalator.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical lift

Photo notes -

Photo1

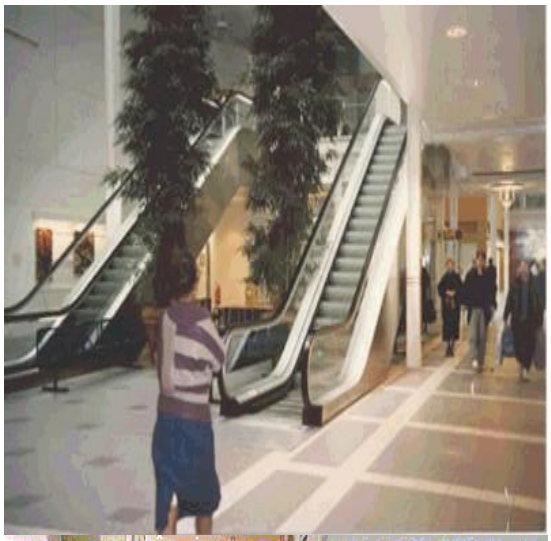


Photo2

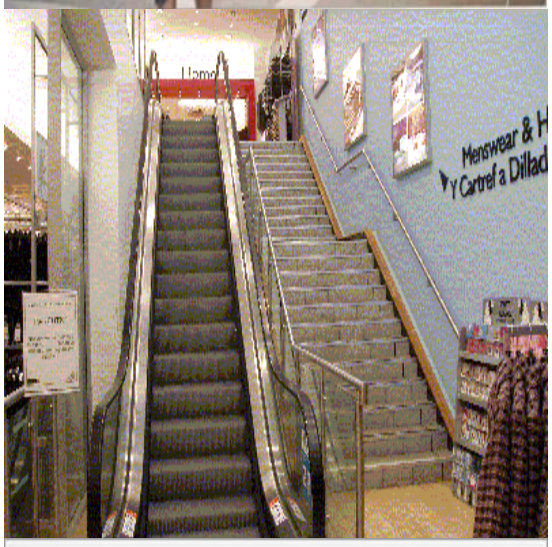


Photo3

Back

Generic Category	Lifts
CG Code	335025
Specific	Escalators
Descriptive	3.5m Rise
Tech1	1.0m Wide
Tech2	30 Degree Slope, 0.5m/sec
Unit size	Each
Unit of measurement	Each
ERC	£133,722
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Typical modern escalator found in retail and office type locations. 30 degree incline, travelling at 0.5m/sec, standard balustrades have brushed steel panels bolted to a frame. An additional cost is required for glass or enamelled balustrades
Referencing details	Measure floor to floor height. Note quality of the finish, especially the balustrades.
Cost information notes	The costs are based on a standard finish at 0.8m and 1.0m step widths. If it has an enhanced finish, for example enamelled steel or glass, then add using code 3350V1 to the cost of each escalator.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical lift

Photo notes -

Photo1

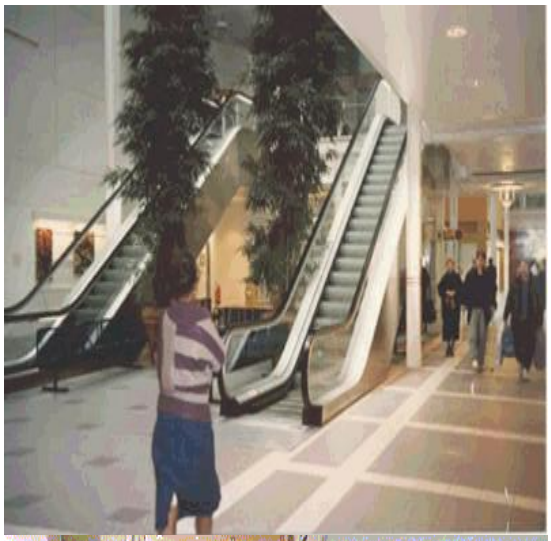


Photo2

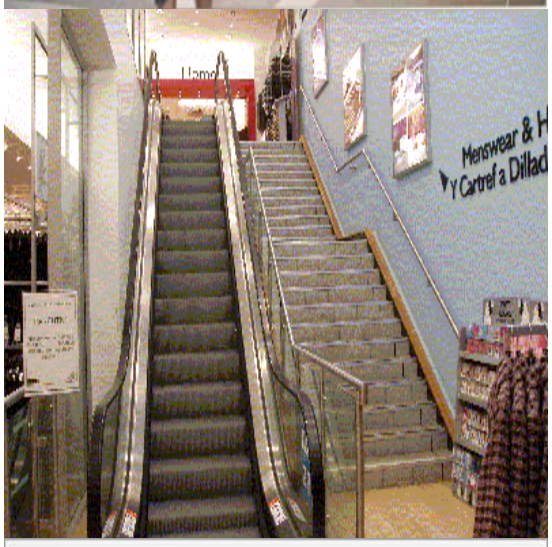


Photo3

Back

Generic Category	Lifts
CG Code	33502A
Specific	Escalators
Descriptive	4.6m Rise
Tech1	0.8m Wide
Tech2	30 Degree Slope, 0.5m/sec
Unit size	Each
Unit of measurement	Each
ERC	£131,649
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Typical modern escalator found in retail and office type locations. 30 degree incline, travelling at 0.5m/sec, standard balustrades have brushed steel panels bolted to a frame. An additional cost is required for glass or enamelled balustrades
Referencing details	Measure floor to floor height. Note quality of the finish, especially the balustrades.
Cost information notes	The costs are based on a standard finish at 0.8m and 1.0m step widths. If it has an enhanced finish, for example enamelled steel or glass, then add using code 3350V1 to the cost of each escalator.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical lift

Photo notes -

Photo1

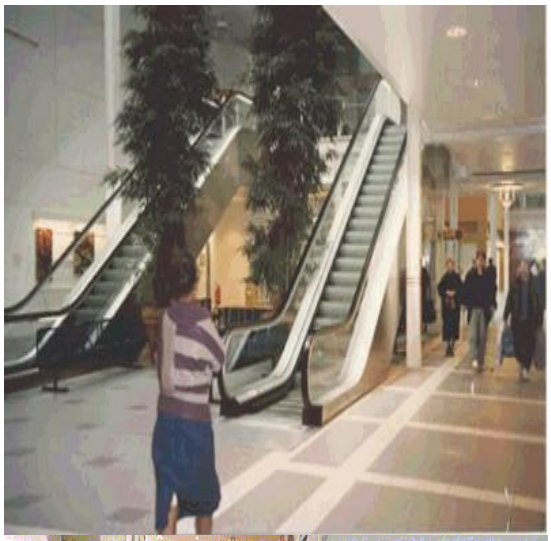


Photo2

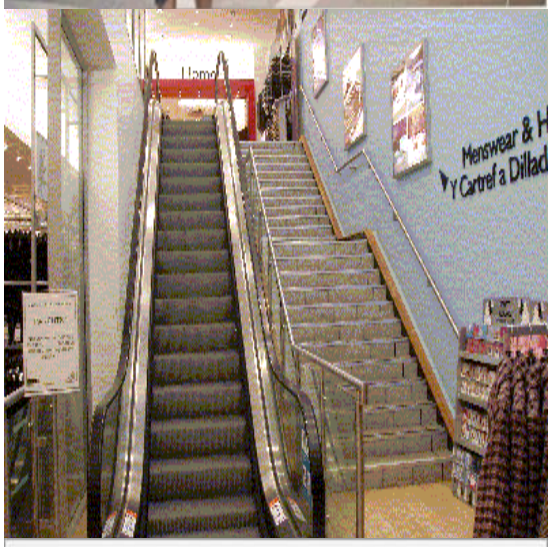


Photo3

Back

Generic Category	Lifts
CG Code	33502F
Specific	Escalators
Descriptive	4.6m Rise
Tech1	1.0m Wide
Tech2	30 Degree Slope, 0.5m/sec
Unit size	Each
Unit of measurement	Each
ERC	£144,813
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Typical modern escalator found in retail and office type locations. 30 degree incline, travelling at 0.5m/sec, standard balustrades have brushed steel panels bolted to a frame. An additional cost is required for glass or enamelled balustrades
Referencing details	Measure floor to floor height. Note quality of the finish, especially the balustrades.
Cost information notes	The costs are based on a standard finish at 0.8m and 1.0m step widths. If it has an enhanced finish, for example enamelled steel or glass, then add using code 3350V1 to the cost of each escalator.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical lift

Photo notes -

Photo1

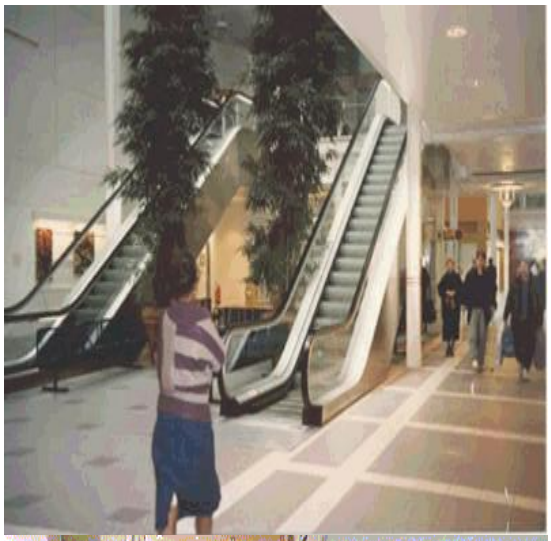


Photo2

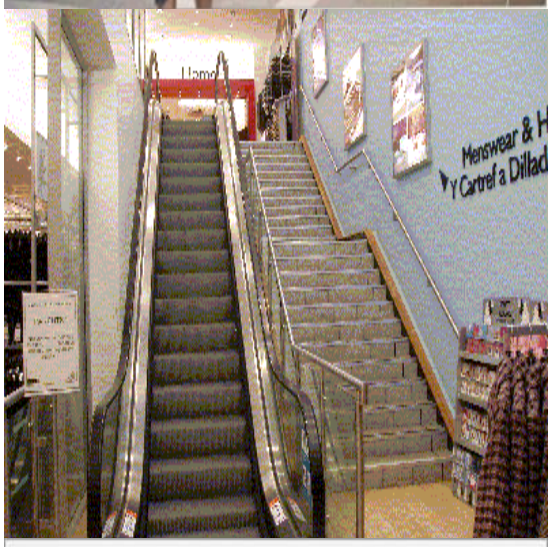


Photo3

Back

Generic Category	Lifts
CG Code	33502K
Specific	Escalators
Descriptive	5.2m Rise
Tech1	0.8m Wide
Tech2	30 Degree Slope, 0.5m/sec
Unit size	Each
Unit of measurement	Each
ERC	£134,450
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Typical modern escalator found in retail and office type locations. 30 degree incline, travelling at 0.5m/sec, standard balustrades have brushed steel panels bolted to a frame. An additional cost is required for glass or enamelled balustrades
Referencing details	Measure floor to floor height. Note quality of the finish, especially the balustrades.
Cost information notes	The costs are based on a standard finish at 0.8m and 1.0m step widths. If it has an enhanced finish, for example enamelled steel or glass, then add using code 3350V1 to the cost of each escalator.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical lift

Photo notes -

Photo1

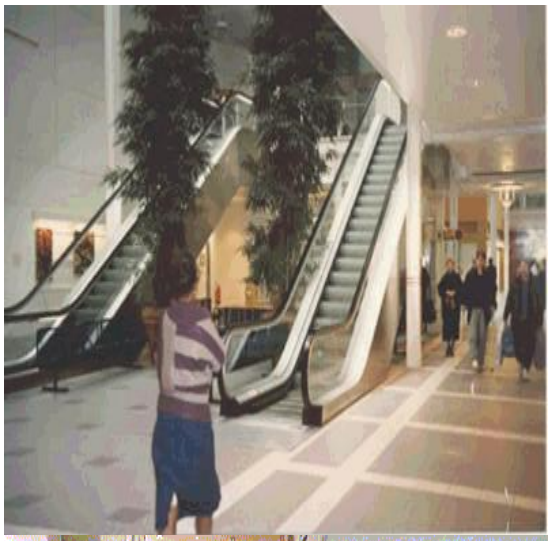


Photo2

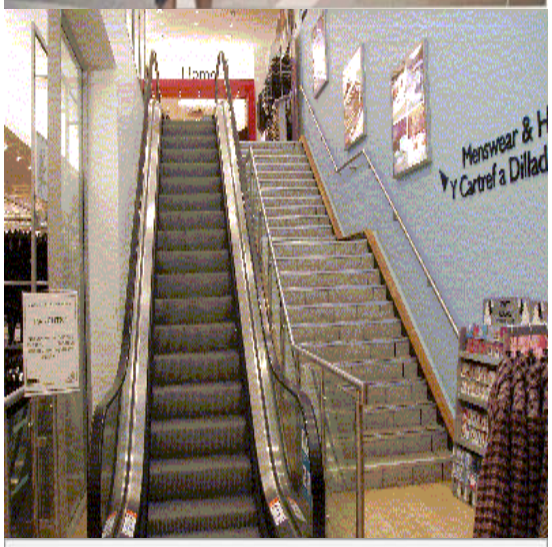


Photo3

Back

Generic Category	Lifts
CG Code	33502P
Specific	Escalators
Descriptive	5.2m Rise
Tech1	1.0m Wide
Tech2	30 Degree Slope, 0.5m/sec
Unit size	Each
Unit of measurement	Each
ERC	£147,895
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Typical modern escalator found in retail and office type locations. 30 degree incline, travelling at 0.5m/sec, standard balustrades have brushed steel panels bolted to a frame. An additional cost is required for glass or enamelled balustrades
Referencing details	Measure floor to floor height. Note quality of the finish, especially the balustrades.
Cost information notes	The costs are based on a standard finish at 0.8m and 1.0m step widths. If it has an enhanced finish, for example enamelled steel or glass, then add using code 3350V1 to the cost of each escalator.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical lift

Photo notes -

Photo1

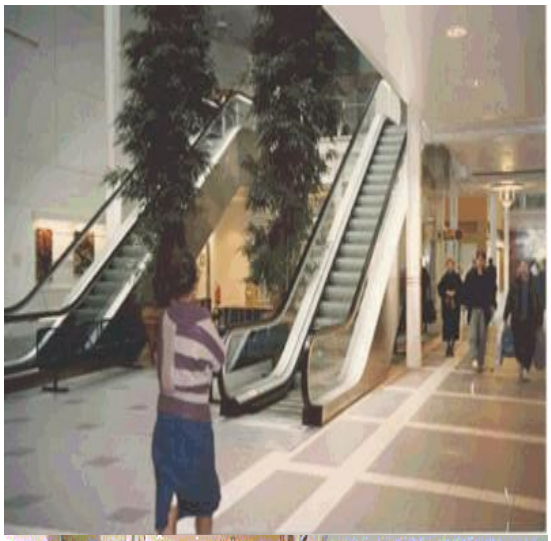


Photo2

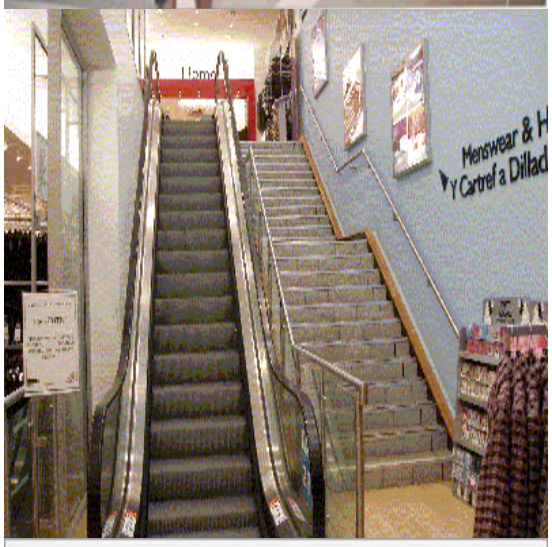


Photo3

Back

Generic Category	Lifts
CG Code	33502U
Specific	Escalators
Descriptive	6.0m Rise
Tech1	0.8m Wide
Tech2	30 Degree Slope, 0.5m/sec
Unit size	Each
Unit of measurement	Each
ERC	£148,455
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Typical modern escalator found in retail and office type locations. 30 degree incline, travelling at 0.5m/sec, standard balustrades have brushed steel panels bolted to a frame. An additional cost is required for glass or enamelled balustrades
Referencing details	Measure floor to floor height. Note quality of the finish, especially the balustrades.
Cost information notes	The costs are based on a standard finish at 0.8m and 1.0m step widths. If it has an enhanced finish, for example enamelled steel or glass, then add using code 3350V1 to the cost of each escalator.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical lift

Photo notes -

Photo1

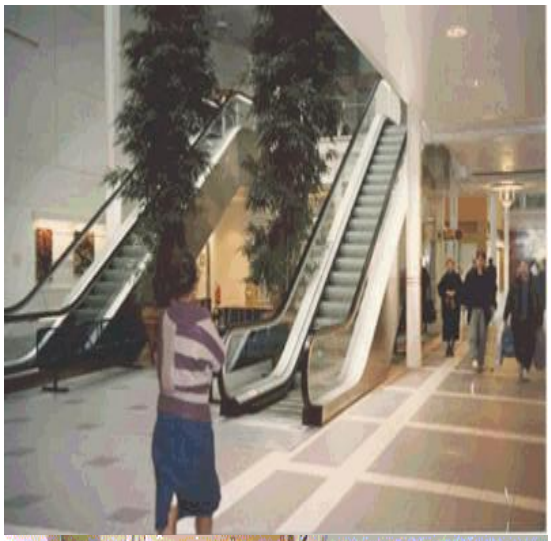


Photo2

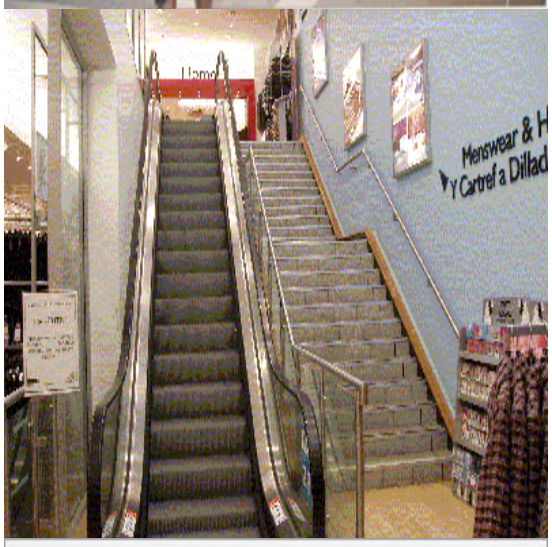


Photo3

Back

Generic Category	Lifts
CG Code	33502Z
Specific	Escalators
Descriptive	6.0m Rise
Tech1	1.0m Wide
Tech2	30 Degree Slope, 0.5m/sec
Unit size	Each
Unit of measurement	Each
ERC	£163,300
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Typical modern escalator found in retail and office type locations. 30 degree incline, travelling at 0.5m/sec, standard balustrades have brushed steel panels bolted to a frame. An additional cost is required for glass or enamelled balustrades
Referencing details	Measure floor to floor height. Note quality of the finish, especially the balustrades.
Cost information notes	The costs are based on a standard finish at 0.8m and 1.0m step widths. If it has an enhanced finish, for example enamelled steel or glass, then add using code 3350V1 to the cost of each escalator.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical lift

Photo notes -

Photo1

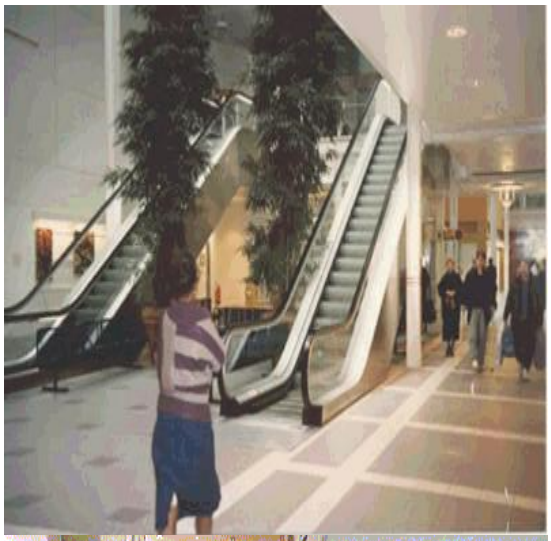


Photo2

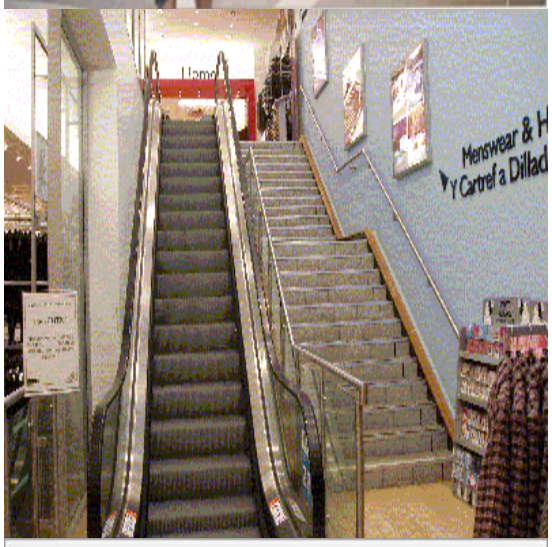


Photo3

Back

Generic Category	Lifts
CG Code	335030
Specific	Heavy Duty Goods
Descriptive	Electric - Industrial
Tech1	500 kg
Tech2	2-3 Levels
Unit size	Each
Unit of measurement	Each
ERC	£38,285
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Heavy duty goods lift excluding lift shaft (see Shafts 33506A 33506W).
Referencing details	Record lifting capacity in kg. Number of floor levels serviced.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical goods lifts
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Lifts
CG Code	335035
Specific	Heavy Duty Goods
Descriptive	Electric - Industrial
Tech1	1,000 kg
Tech2	2-3 Levels
Unit size	Each
Unit of measurement	Each
ERC	£76,569
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Heavy duty goods lift excluding lift shaft (see Shafts 33506A 33506W).
Referencing details	Record lifting capacity in kg. Number of floor levels serviced.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical goods lifts
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Lifts
CG Code	33503A
Specific	Heavy Duty Goods
Descriptive	Electric - Office
Tech1	1,500 kg
Tech2	2-3 Levels
Unit size	Each
Unit of measurement	Each
ERC	£114,854
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Heavy duty goods lift excluding lift shaft (see Shafts 33506A 33506W).
Referencing details	Record lifting capacity in kg. Number of floor levels serviced.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Typical medium sized goods lift. Sliding concertina type doors. Photo 2 - Large good lift - sliding concertina doors.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Lifts
CG Code	33503F
Specific	Heavy Duty Goods
Descriptive	Electric - Office
Tech1	2,000 kg
Tech2	2-3 Levels
Unit size	Each
Unit of measurement	Each
ERC	£153,138
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Heavy duty goods lift excluding lift shaft (see Shafts 33506A 33506W).
Referencing details	Record lifting capacity in kg. Number of floor levels serviced.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical goods lifts
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Lifts
CG Code	33503K
Specific	Heavy Duty Goods
Descriptive	Electric - Office
Tech1	3,000 kg
Tech2	2-3 Levels
Unit size	Each
Unit of measurement	Each
ERC	£197,137
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Heavy duty goods lift excluding lift shaft (see Shafts 33506A 33506W).
Referencing details	Record lifting capacity in kg. Number of floor levels serviced.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical goods lifts
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Lifts
CG Code	335040
Specific	Heavy Duty Goods
Descriptive	Oil Hydraulic - Industrial
Tech1	500 kg
Tech2	3 Levels
Unit size	Each
Unit of measurement	Each
ERC	£90,753
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Heavy duty goods lift excluding lift shaft (see Shafts 33506A 33506W).
Referencing details	Record lifting capacity in kg. Number of floor levels serviced.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical goods lifts
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Lifts
CG Code	335045
Specific	Heavy Duty Goods
Descriptive	Oil Hydraulic - Industrial
Tech1	1,000 kg
Tech2	3 Levels
Unit size	Each
Unit of measurement	Each
ERC	£121,005
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Heavy duty goods lift excluding lift shaft (see Shafts 33506A 33506W).
Referencing details	Record lifting capacity in kg. Number of floor levels serviced.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical goods lifts
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Lifts
CG Code	3350V1
Specific	Variation
Descriptive	Additional cost for Enhanced Finish such as Enamel or Glass
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Nr
ERC	£15,167
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Additional costs to be used in conjunction with Codes for all Industrial Buildings 335020 - 33502Z
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Lifts
CG Code	33504A
Specific	Heavy Duty Goods
Descriptive	Oil Hydraulic - Industrial
Tech1	2,000 kg
Tech2	3 Levels
Unit size	Each
Unit of measurement	Each
ERC	£151,256
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Heavy duty goods lift excluding lift shaft (see Shafts 33506A 33506W).
Referencing details	Record lifting capacity in kg. Number of floor levels serviced.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical goods lifts
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Lifts
CG Code	211C80
Specific	Hoist for Goods (Staff)
Descriptive	Enclosed, includes shaft
Tech1	1,000kg - 12 Person
Tech2	21.0m/min
Unit size	Each
Unit of measurement	Each
ERC	£97,876
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rack and pinion materials hoist (complete unit including motors etc.). Comprising base frame and ground enclosure of mesh steel construction, incorporating sliding mechanically and electrically operated entrance gate, base electrical panel, base mast section, cable basket and bottom buffer. Spring assembly, cage with interlocking gates and drive unit (inside or outside of car), safety devices and cage operator control system.
Referencing details	Capacity or max load and speed per minute. Age.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description Typical lift

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Lifts
CG Code	211C81
Specific	Hoist for Goods (Staff)
Descriptive	Enclosed, includes shaft
Tech1	1,000kg - 15 Person
Tech2	40.0m/min
Unit size	Each
Unit of measurement	Each
ERC	£97,876
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rack and pinion materials hoist (complete unit including motors etc.). Comprising base frame and ground enclosure of mesh steel construction, incorporating sliding mechanically and electrically operated entrance gate, base electrical panel, base mast section, cable basket and bottom buffer. Spring assembly, cage with interlocking gates and drive unit (inside or outside of car), safety devices and cage operator control system.
Referencing details	Capacity or max load and speed per minute. Age.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description Typical lift

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Lifts
CG Code	211C82
Specific	Hoist for Goods (Staff)
Descriptive	Enclosed, includes shaft
Tech1	2,000kg - 19 Person
Tech2	40.0m/min
Unit size	Each
Unit of measurement	Each
ERC	£100,888
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rack and pinion materials hoist (complete unit including motors etc.). Comprising base frame and ground enclosure of mesh steel construction, incorporating sliding mechanically and electrically operated entrance gate, base electrical panel, base mast section, cable basket and bottom buffer. Spring assembly, cage with interlocking gates and drive unit (inside or outside of car), safety devices and cage operator control system.
Referencing details	Capacity or max load and speed per minute. Age.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description Typical lift

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Lifts
CG Code	211C83
Specific	Hoist for Goods (Staff)
Descriptive	Enclosed, includes shaft
Tech1	2,000kg - 19 Person
Tech2	27.0m/min
Unit size	Each
Unit of measurement	Each
ERC	£99,382
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rack and pinion materials hoist (complete unit including motors etc.). Comprising base frame and ground enclosure of mesh steel construction, incorporating sliding mechanically and electrically operated entrance gate, base electrical panel, base mast section, cable basket and bottom buffer. Spring assembly, cage with interlocking gates and drive unit (inside or outside of car), safety devices and cage operator control system.
Referencing details	Capacity or max load and speed per minute. Age.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description Typical lift

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Lifts
CG Code	211C90
Specific	Hoist for Materials
Descriptive	Enclosed, includes shaft
Tech1	500kg
Tech2	26.0m/min
Unit size	Each
Unit of measurement	Each
ERC	£93,359
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rack and pinion materials hoist (complete unit including motors etc.). Comprising base frame and ground enclosure of mesh steel construction, incorporating sliding mechanically and electrically operated entrance gate, base electrical panel, base mast section, cable basket and bottom buffer. Spring assembly, cage with interlocking gates and drive unit (inside or outside of car), safety devices and cage operator control system.
Referencing details	Capacity or max load and speed per minute. Age.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description Typical lift

Photo notes -

Photo1

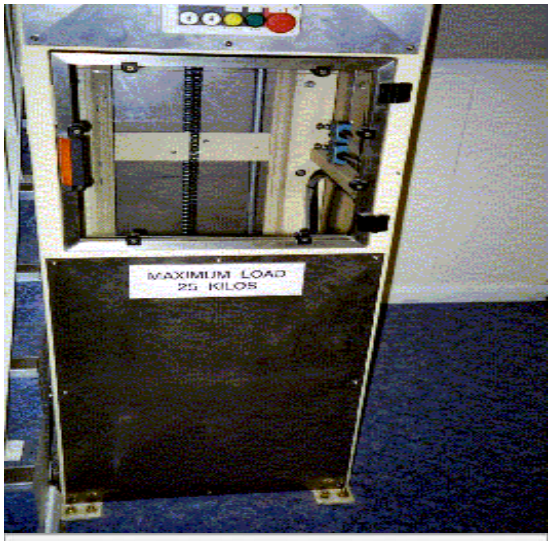


Photo2

Photo3

Back

Generic Category	Lifts
CG Code	211C91
Specific	Hoist for Materials
Descriptive	Enclosed, includes shaft
Tech1	1200kg
Tech2	28.0m/min
Unit size	Each
Unit of measurement	Each
ERC	£94,864
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rack and pinion materials hoist (complete unit including motors etc.). Comprising base frame and ground enclosure of mesh steel construction, incorporating sliding mechanically and electrically operated entrance gate, base electrical panel, base mast section, cable basket and bottom buffer. Spring assembly, cage with interlocking gates and drive unit (inside or outside of car), safety devices and cage operator control system.
Referencing details	Capacity or max load and speed per minute. Age.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description Typical lift

Photo notes -

Photo1

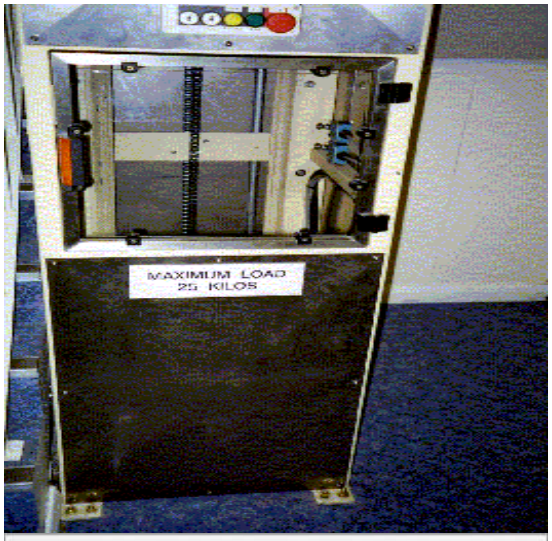


Photo2

Photo3

Back

Generic Category	Lifts
CG Code	211C92
Specific	Hoist for Materials
Descriptive	Enclosed, includes shaft
Tech1	1500kg
Tech2	40.0m/min
Unit size	Each
Unit of measurement	Each
ERC	£96,370
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rack and pinion materials hoist (complete unit including motors etc.). Comprising base frame and ground enclosure of mesh steel construction, incorporating sliding mechanically and electrically operated entrance gate, base electrical panel, base mast section, cable basket and bottom buffer. Spring assembly, cage with interlocking gates and drive unit (inside or outside of car), safety devices and cage operator control system.
Referencing details	Capacity or max load and speed per minute. Age.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description Typical lift

Photo notes -

Photo1

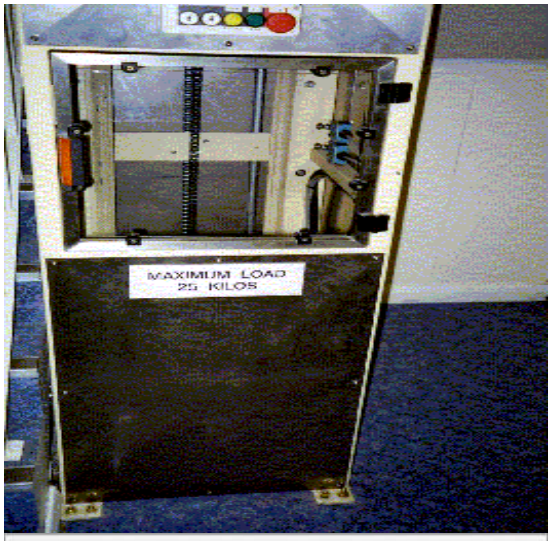


Photo2

Photo3

Back

Generic Category	Lifts
CG Code	211C93
Specific	Hoist for Materials
Descriptive	Enclosed, includes shaft
Tech1	2000kg
Tech2	28.0m/min
Unit size	Each
Unit of measurement	Each
ERC	£97,876
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rack and pinion materials hoist (complete unit including motors etc.). Comprising base frame and ground enclosure of mesh steel construction, incorporating sliding mechanically and electrically operated entrance gate, base electrical panel, base mast section, cable basket and bottom buffer. Spring assembly, cage with interlocking gates and drive unit (inside or outside of car), safety devices and cage operator control system.
Referencing details	Capacity or max load and speed per minute. Age.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description Typical lift

Photo notes -

Photo1

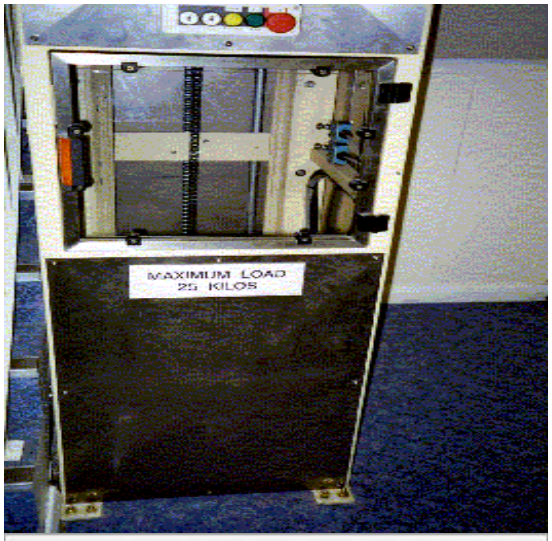


Photo2

Photo3

Back

Generic Category	Lifts
CG Code	211C94
Specific	Hoist for Materials
Descriptive	Enclosed, includes shaft
Tech1	2200kg
Tech2	28.0m/min
Unit size	Each
Unit of measurement	Each
ERC	£132,509
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rack and pinion materials hoist (complete unit including motors etc.). Comprising base frame and ground enclosure of mesh steel construction, incorporating sliding mechanically and electrically operated entrance gate, base electrical panel, base mast section, cable basket and bottom buffer. Spring assembly, cage with interlocking gates and drive unit (inside or outside of car), safety devices and cage operator control system.
Referencing details	Capacity or max load and speed per minute. Age.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description Typical hoist

Photo notes -

Photo1

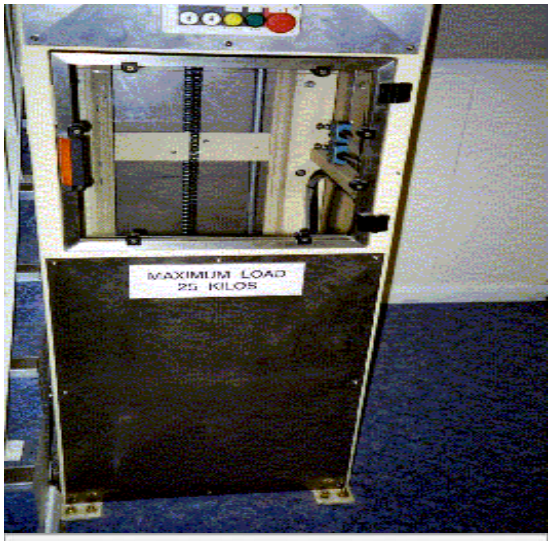


Photo2

Photo3

Back

Generic Category	Lifts
CG Code	335W01
Specific	Moving Walkway
Descriptive	Enamelled steel with glass balustrades
Tech1	20m x 1m
Tech2	-
Unit size	Each
Unit of measurement	Each
ERC	£134,450
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Moving walkway, running a level of 0.5m/sec. Especially in large supermarkets with mezzanine retail levels with a 10 degree incline. Enamelled steel with glass balustrades. Similar in operation to a standard escalator but has a continuous level strip rather than steps. Also known as 'travellators'.
Referencing details	Measure length and width. Note quality
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical moving walkways

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Lifts
CG Code	33500A
Specific	Passenger
Descriptive	Electro-Hydraulic
Tech1	10 Person
Tech2	2-4 Levels
Unit size	Each
Unit of measurement	Each
ERC	£85,140
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Electro-hydraulic passenger lift excluding lift shaft (see Shafts 33506A - 33506W).
Referencing details	Note: Number of persons and number of levels and speed of operation.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical lift
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Lifts
CG Code	33500F
Specific	Passenger
Descriptive	Electro-Hydraulic
Tech1	10 Person
Tech2	3-6 Levels
Unit size	Each
Unit of measurement	Each
ERC	£104,569
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Electro-hydraulic passenger lift excluding lift shaft (see Shafts 33506A - 33506W).
Referencing details	Note: Number of persons and number of levels and speed of operation.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical lift
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Lifts
CG Code	33500K
Specific	Passenger
Descriptive	Electro-Hydraulic
Tech1	13 Person
Tech2	2-3 Levels
Unit size	Each
Unit of measurement	Each
ERC	£96,568
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Electro-hydraulic passenger lift excluding lift shaft (see Shafts 33506A - 33506W).
Referencing details	Note: Number of persons and number of levels and speed of operation.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical lift
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Lifts
CG Code	33500P
Specific	Passenger
Descriptive	Electro-Hydraulic
Tech1	8 Person
Tech2	3 Levels
Unit size	Each
Unit of measurement	Each
ERC	£99,425
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Electro-hydraulic passenger lift excluding lift shaft (see Shafts 33506A - 33506W).
Referencing details	Note: Number of persons and number of levels and speed of operation.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical lift
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Lifts
CG Code	33500U
Specific	Passenger
Descriptive	Electro-Hydraulic
Tech1	16 Persons
Tech2	2 Levels
Unit size	Each
Unit of measurement	Each
ERC	£108,568
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Electro-hydraulic passenger lift excluding lift shaft (see Shafts 33506A - 33506W).
Referencing details	Note: Number of persons and number of levels and speed of operation.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical lift
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Lifts
CG Code	33500Z
Specific	Passenger
Descriptive	Electro-Hydraulic
Tech1	13 Persons
Tech2	3-6 Levels
Unit size	Each
Unit of measurement	Each
ERC	£110,853
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Electro-hydraulic passenger lift excluding lift shaft (see Shafts 33506A - 33506W).
Referencing details	Note: Number of persons and number of levels and speed of operation.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical lift
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Lifts
CG Code	33501A
Specific	Passenger
Descriptive	Electro-Hydraulic
Tech1	21 Persons
Tech2	4 Levels
Unit size	Each
Unit of measurement	Each
ERC	£138,281
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Electro-hydraulic passenger lift excluding lift shaft (see Shafts 33506A - 33506W).
Referencing details	Note: Number of persons and number of levels and speed of operation.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical lift
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Lifts
CG Code	33501F
Specific	Passenger
Descriptive	Electro-Hydraulic
Tech1	21 Persons
Tech2	7-11 Levels
Unit size	Each
Unit of measurement	Each
ERC	£168,567
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Electro-hydraulic passenger lift excluding lift shaft (see Shafts 33506A - 33506W).
Referencing details	Note: Number of persons and number of levels and speed of operation.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical lift
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Lifts
CG Code	335000
Specific	Passenger
Descriptive	Electro-Hydraulic
Tech1	8 Persons
Tech2	2 - 3 Levels
Unit size	Each
Unit of measurement	Each
ERC	£85,140
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Electro-hydraulic passenger lift excluding lift shaft (see Shafts 33506A - 33506W).
Referencing details	Note: Number of persons and number of levels and speed of operation.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical passenger lifts
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Lifts
CG Code	335005
Specific	Passenger
Descriptive	Electro-Hydraulic
Tech1	9 Persons
Tech2	3-5 Levels
Unit size	Each
Unit of measurement	Each
ERC	£90,855
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Electro-hydraulic passenger lift excluding lift shaft (see Shafts 33506A - 33506W).
Referencing details	Note: Number of persons and number of levels and speed of operation.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical passenger lifts
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Lifts
CG Code	335015
Specific	Passenger
Descriptive	Electro-Hydraulic
Tech1	16 Persons
Tech2	7-11 Levels
Unit size	Each
Unit of measurement	Each
ERC	£162,281
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Electro-hydraulic passenger lift excluding lift shaft (see Shafts 33506A - 33506W).
Referencing details	Note: Number of persons and number of levels and speed of operation.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical passenger lifts
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Lifts
CG Code	211B01
Specific	Passenger and Goods
Descriptive	Hydraulic drive - inc. all fittings and fixtures
Tech1	Average Quality - Passenger - 6 persons - 450kg
Tech2	Floor 2 - cage size 1.10m x 1.10m
Unit size	Each
Unit of measurement	Each
ERC	£67,235
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Electro-hydraulic passenger/goods lift - excluding lift shaft (see Shafts 33506A - 33506W).
Referencing details	Note: Number of persons and number of levels. Weight limits.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical lift
Photo notes	-

Photo1

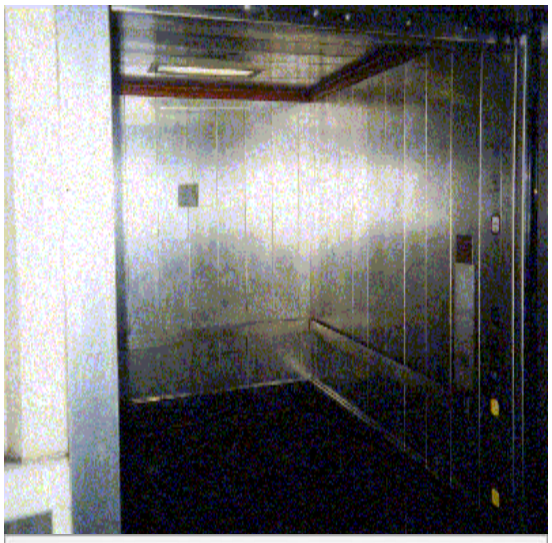


Photo2

Photo3

Back

Generic Category	Lifts
CG Code	211B02
Specific	Passenger and Goods
Descriptive	Hydraulic drive - inc. all fittings and fixtures
Tech1	Average Quality - Passenger - 8 persons - 630kg
Tech2	Floor 2 - cage size 1.10m x 1.40m
Unit size	Each
Unit of measurement	Each
ERC	£69,924
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Electro-hydraulic passenger/goods lift - excluding lift shaft (see Shafts 33506A - 33506W).
Referencing details	Note: Number of persons and number of levels. Weight limits.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical lift
Photo notes	-

Photo1

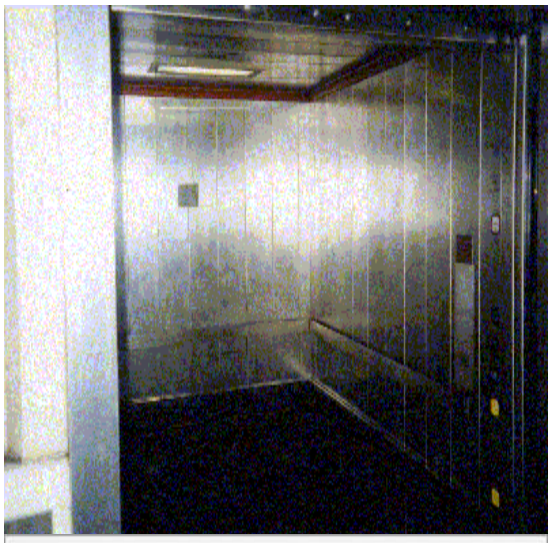


Photo2

Photo3

Back

Generic Category	Lifts
CG Code	211B03
Specific	Passenger and Goods
Descriptive	Hydraulic drive - inc. all fittings and fixtures
Tech1	Average Quality - Passenger - 13 persons - 1000kg
Tech2	Floor 2 - cage size 1.10m x 2.10m
Unit size	Each
Unit of measurement	Each
ERC	£79,337
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Electro-hydraulic passenger/goods lift - excluding lift shaft (see Shafts 33506A - 33506W).
Referencing details	Note: Number of persons and number of levels. Weight limits.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical lift
Photo notes	-

Photo1

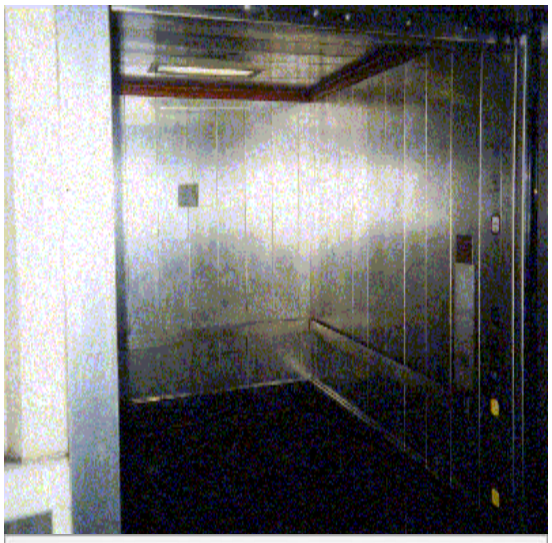


Photo2

Photo3

Back

Generic Category	Lifts
CG Code	211B05
Specific	Passenger and Goods
Descriptive	Hydraulic drive - inc. all fittings and fixtures
Tech1	Best Quality - Passenger - 8 persons - 6300kg
Tech2	Floor 3 - cage size 1.10m x 1.40m
Unit size	Each
Unit of measurement	Each
ERC	£86,060
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Electro-hydraulic passenger/goods lift - excluding lift shaft (see Shafts 33506A - 33506W).
Referencing details	Note: Number of persons and number of levels. Weight limits.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical lift
Photo notes	-

Photo1

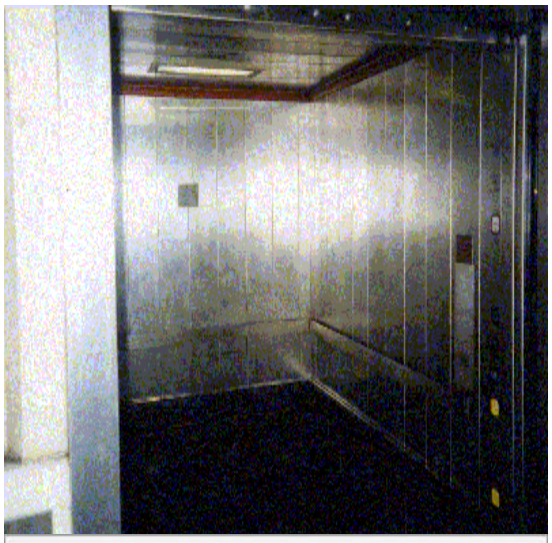


Photo2

Photo3

Back

Generic Category	Lifts
CG Code	211B06
Specific	Passenger and Goods
Descriptive	Hydraulic drive - inc. all fittings and fixtures
Tech1	Best Quality - Passenger - 6 persons - 320kg
Tech2	Floor 3 - cage size 0.850m x 1.08m
Unit size	Each
Unit of measurement	Each
ERC	£67,235
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Electro-hydraulic passenger/goods lift - excluding lift shaft (see Shafts 33506A - 33506W).
Referencing details	Note: Number of persons and number of levels. Weight limits.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical lift
Photo notes	-

Photo1

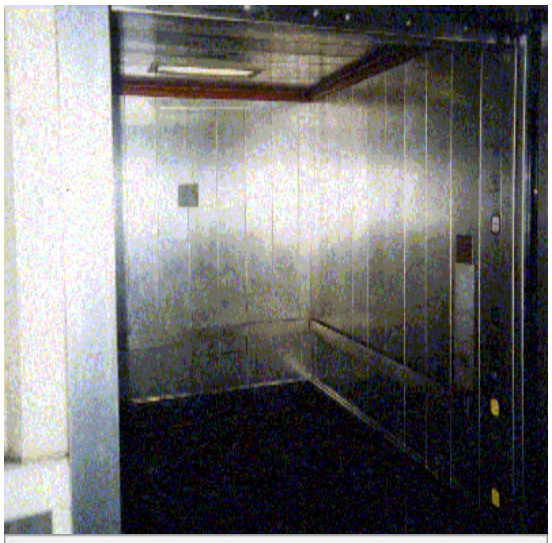


Photo2

Photo3

Back

Generic Category	Lifts
CG Code	211B07
Specific	Passenger and Goods
Descriptive	Hydraulic drive - inc. all fittings and fixtures
Tech1	Best Quality - Passenger - 6 persons - 800kg
Tech2	Floor 4 - cage size 1.40m x 1.40m
Unit size	Each
Unit of measurement	Each
ERC	£92,785
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Electro-hydraulic passenger/goods lift - excluding lift shaft (see Shafts 33506A - 33506W).
Referencing details	Note: Number of persons and number of levels. Weight limits.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical lift
Photo notes	-

Photo1

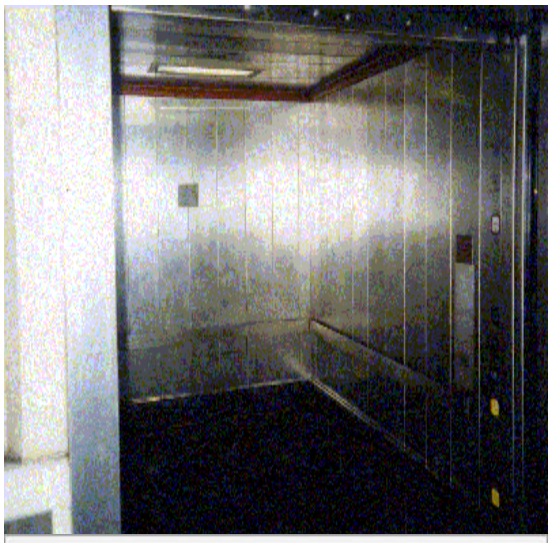


Photo2

Photo3

Back

Generic Category	Lifts
CG Code	33506A
Specific	Shafts - Steel Frame pre-formed
Descriptive	1.3m x 1.4m
Tech1	6.4m for goods or passenger lifts
Tech2	2 floors
Unit size	Each
Unit of measurement	Each
ERC	£18,200
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Shafts for goods or passenger lifts. Serving floors at 3m intervals and constructed of steel pre-formed off site for delivery & installation. Pit formed in concrete, including bases for lift shaft stanchions (cost of lift not included).
Referencing details	Measure external dimensions, wall thickness and count number of floors served or total height of shaft.
Cost information notes	Excludes the cost of the lift cage and mechanisms.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Lifts
CG Code	33506F
Specific	Shafts - Steel Frame pre-formed
Descriptive	1.45m x 1.45m
Tech1	6.4m for goods or passenger lifts
Tech2	2 floors
Unit size	Each
Unit of measurement	Each
ERC	£21,164
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Shafts for goods or passenger lifts. Serving floors at 3m intervals and constructed of steel pre-formed off site for delivery & installation. Pit formed in concrete, including bases for lift shaft stanchions (cost of lift not included).
Referencing details	Measure external dimensions, wall thickness and count number of floors served or total height of shaft.
Cost information notes	Excludes the cost of the lift cage and mechanisms.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Pre formed lift shaft

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Lifts
CG Code	33506S
Specific	Shafts - Steel Frame pre-formed
Descriptive	1.50m x 1.775m
Tech1	9.3m for goods or passenger lifts
Tech2	3 floors
Unit size	Each
Unit of measurement	Each
ERC	£35,347
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Shafts for goods or passenger lifts. Serving floors at 3m intervals and constructed of steel pre-formed off site for delivery & installation. Pit formed in concrete, including bases for lift shaft stanchions (cost of lift not included).
Referencing details	Measure external dimensions, wall thickness and count number of floors served or total height of shaft.
Cost information notes	Excludes the cost of the lift cage and mechanisms.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Pre formed lift shaft

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Lifts
CG Code	33506J
Specific	Shafts - Steel Frame pre-formed
Descriptive	1.80m x 1.90m
Tech1	6.4m for goods or passenger lifts
Tech2	2 floors
Unit size	Each
Unit of measurement	Each
ERC	£31,742
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Shafts for goods or passenger lifts. Serving floors at 3m intervals and constructed of steel pre-formed off site for delivery & installation. Pit formed in concrete, including bases for lift shaft stanchions (cost of lift not included).
Referencing details	Measure external dimensions, wall thickness and count number of floors served or total height of shaft.
Cost information notes	Excludes the cost of the lift cage and mechanisms.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Pre formed lift shaft

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Lifts
CG Code	33506T
Specific	Shafts - Steel Frame pre-formed
Descriptive	1.80m x 1.9m
Tech1	9.3m for goods or passenger lifts
Tech2	3 floors
Unit size	Each
Unit of measurement	Each
ERC	£44,185
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Shafts for goods or passenger lifts. Serving floors at 3m intervals and constructed of steel pre-formed off site for delivery & installation. Pit formed in concrete, including bases for lift shaft stanchions (cost of lift not included).
Referencing details	Measure external dimensions, wall thickness and count number of floors served or total height of shaft.
Cost information notes	Excludes the cost of the lift cage and mechanisms.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Pre formed lift shaft

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Lifts
CG Code	33506P
Specific	Shafts - Steel Frame pre-formed
Descriptive	1.80m x 2.6m
Tech1	6.4m for goods or passenger lifts
Tech2	2 floors
Unit size	Each
Unit of measurement	Each
ERC	£41,859
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Shafts for goods or passenger lifts. Serving floors at 3m intervals and constructed of steel pre-formed off site for delivery & installation. Pit formed in concrete, including bases for lift shaft stanchions (cost of lift not included).
Referencing details	Measure external dimensions, wall thickness and count number of floors served or total height of shaft.
Cost information notes	Excludes the cost of the lift cage and mechanisms.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Pre formed lift shaft

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Lifts
CG Code	33506U
Specific	Shafts - Steel Frame pre-formed
Descriptive	1.935m x 1.935m
Tech1	9.3m for goods or passenger lifts
Tech2	3 floors
Unit size	Each
Unit of measurement	Each
ERC	£47,967
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Shafts for goods or passenger lifts. Serving floors at 3m intervals and constructed of steel pre-formed off site for delivery & installation. Pit formed in concrete, including bases for lift shaft stanchions (cost of lift not included).
Referencing details	Measure external dimensions, wall thickness and count number of floors served or total height of shaft.
Cost information notes	Excludes the cost of the lift cage and mechanisms.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Pre formed lift shaft

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Lifts
CG Code	33506V
Specific	Shafts - Steel Frame pre-formed
Descriptive	2.03m x 2.14m
Tech1	9.3m for goods or passenger lifts
Tech2	3 floors
Unit size	Each
Unit of measurement	Each
ERC	£54,968
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Shafts for goods or passenger lifts. Serving floors at 3m intervals and constructed of steel pre-formed off site for delivery & installation. Pit formed in concrete, including bases for lift shaft stanchions (cost of lift not included).
Referencing details	Measure external dimensions, wall thickness and count number of floors served or total height of shaft.
Cost information notes	Excludes the cost of the lift cage and mechanisms.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Pre formed lift shaft

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Lifts
CG Code	33506W
Specific	Shafts - Steel Frame pre-formed
Descriptive	2.1m x 2.1m
Tech1	12.3m for goods or passenger lifts
Tech2	4 floors
Unit size	Each
Unit of measurement	Each
ERC	£72,333
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Shafts for goods or passenger lifts. Serving floors at 3m intervals and constructed of steel pre-formed off site for delivery & installation. Pit formed in concrete, including bases for lift shaft stanchions (cost of lift not included).
Referencing details	Measure external dimensions, wall thickness and count number of floors served or total height of shaft.
Cost information notes	Excludes the cost of the lift cage and mechanisms.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Pre formed lift shaft

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Lifts
CG Code	211A01
Specific	Shafts - Steel Frame - Brick Infill (or Concrete Sectional in lieu of Steel/Brick)
Descriptive	Includes Machine room steel frame - profile walls & concrete pit
Tech1	1300mm x 1400mm
Tech2	2 Floors height 6.4m
Unit size	-
Unit of measurement	Each
ERC	£19,354
Superseded codes	211A51
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Shafts for goods or passenger lifts. Serving floors at 3m intervals and constructed of steel stanchions, beams and braces with brick infill 225mm thick. Motor room constructed of steel frame with profiled steel sheeting enclosure. Pit formed in concrete, including bases for lift shaft stanchions (cost of lift not included).
Referencing details	Measure external dimensions, wall thickness and count number of floors served or total height of shaft.
Cost information notes	Excludes the cost of the lift cage and mechanisms.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description -

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Lifts
CG Code	211A02
Specific	Shafts - Steel Frame - Brick Infill (or Concrete Sectional in lieu of Steel/Brick)
Descriptive	Includes Machine room steel frame - profile walls & concrete pit
Tech1	1450mm x 1450mm
Tech2	2 Floors height 6.4m
Unit size	-
Unit of measurement	Each
ERC	£20,427
Superseded codes	211A52
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Shafts for goods or passenger lifts. Serving floors at 3m intervals and constructed of steel stanchions, beams and braces with brick infill 225mm thick. Motor room constructed of steel frame with profiled steel sheeting enclosure. Pit formed in concrete, including bases for lift shaft stanchions (cost of lift not included).
Referencing details	Measure external dimensions, wall thickness and count number of floors served or total height of shaft.
Cost information notes	Excludes the cost of the lift cage and mechanisms.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description -

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Lifts
CG Code	211A03
Specific	Shafts - Steel Frame - Brick Infill (or Concrete Sectional in lieu of Steel/Brick)
Descriptive	Includes Machine room steel frame - profile walls & concrete pit
Tech1	1800mm x 1900mm
Tech2	Floor to height 6.4m
Unit size	-
Unit of measurement	Each
ERC	£23,957
Superseded codes	211A53
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Shafts for goods or passenger lifts. Serving floors at 3m intervals and constructed of steel stanchions, beams and braces with brick infill 225mm thick. Motor room constructed of steel frame with profiled steel sheeting enclosure. Pit formed in concrete, including bases for lift shaft stanchions (cost of lift not included).
Referencing details	Measure external dimensions, wall thickness and count number of floors served or total height of shaft.
Cost information notes	Excludes the cost of the lift cage and mechanisms.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description -

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Lifts
CG Code	211A04
Specific	Shafts - Steel Frame - Brick Infill (or Concrete Sectional in lieu of Steel/Brick)
Descriptive	Includes Machine room steel frame - profile walls & concrete pit
Tech1	1800mm x 2600mm
Tech2	2 Floors height 6.4m
Unit size	Each
Unit of measurement	Each
ERC	£26,109
Superseded codes	211A54
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Shafts for goods or passenger lifts. Serving floors at 3m intervals and constructed of steel stanchions, beams and braces with brick infill 225mm thick. Motor room constructed of steel frame with profiled steel sheeting enclosure. Pit formed in concrete, including bases for lift shaft stanchions (cost of lift not included).
Referencing details	Measure external dimensions, wall thickness and count number of floors served or total height of shaft.
Cost information notes	Excludes the cost of the lift cage and mechanisms.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description Photo 1 showing Brick Basement, Photo 2 showing typical Steel Frame

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Lifts
CG Code	211A05
Specific	Shafts - Steel Frame - Brick Infill (or Concrete Sectional in lieu of Steel/Brick)
Descriptive	Includes Machine room steel frame - profile walls & concrete pit
Tech1	1500mm x 1775mm
Tech2	3 Floors height 9.3m
Unit size	Each
Unit of measurement	Each
ERC	£23,000
Superseded codes	211A55
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Shafts for goods or passenger lifts. Serving floors at 3m intervals and constructed of steel stanchions, beams and braces with brick infill 225mm thick. Motor room constructed of steel frame with profiled steel sheeting enclosure. Pit formed in concrete, including bases for lift shaft stanchions (cost of lift not included).
Referencing details	Measure external dimensions, wall thickness and count number of floors served or total height of shaft.
Cost information notes	Excludes the cost of the lift cage and mechanisms.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description -

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Lifts
CG Code	211A06
Specific	Shafts - Steel Frame - Brick Infill (or Concrete Sectional in lieu of Steel/Brick)
Descriptive	Includes Machine room steel frame - profile walls & concrete pit
Tech1	1800mm x 1900mm
Tech2	3 Floors height 9.3m
Unit size	Each
Unit of measurement	Each
ERC	£25,224
Superseded codes	211A56
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Shafts for goods or passenger lifts. Serving floors at 3m intervals and constructed of steel stanchions, beams and braces with brick infill 225mm thick. Motor room constructed of steel frame with profiled steel sheeting enclosure. Pit formed in concrete, including bases for lift shaft stanchions (cost of lift not included).
Referencing details	Measure external dimensions, wall thickness and count number of floors served or total height of shaft.
Cost information notes	Excludes the cost of the lift cage and mechanisms.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description -

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Lifts
CG Code	211A07
Specific	Shafts - Steel Frame - Brick Infill (or Concrete Sectional in lieu of Steel/Brick)
Descriptive	Includes Machine room steel frame - profile walls & concrete pit
Tech1	1935mm x 1935mm
Tech2	3 Floors height 9.3m
Unit size	Each
Unit of measurement	Each
ERC	£26,160
Superseded codes	211A57
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Shafts for goods or passenger lifts. Serving floors at 3m intervals and constructed of steel stanchions, beams and braces with brick infill 225mm thick. Motor room constructed of steel frame with profiled steel sheeting enclosure. Pit formed in concrete, including bases for lift shaft stanchions (cost of lift not included).
Referencing details	Measure external dimensions, wall thickness and count number of floors served or total height of shaft.
Cost information notes	Excludes the cost of the lift cage and mechanisms.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description -

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Lifts
CG Code	211A08
Specific	Shafts - Steel Frame - Brick Infill (or Concrete Sectional in lieu of Steel/Brick)
Descriptive	Includes Machine room steel frame - profile walls & concrete pit
Tech1	2030mm x 2140mm
Tech2	3 Floors height 9.3m
Unit size	Each
Unit of measurement	Each
ERC	£27,636
Superseded codes	211A58
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Shafts for goods or passenger lifts. Serving floors at 3m intervals and constructed of steel stanchions, beams and braces with brick infill 225mm thick. Motor room constructed of steel frame with profiled steel sheeting enclosure. Pit formed in concrete, including bases for lift shaft stanchions (cost of lift not included).
Referencing details	Measure external dimensions, wall thickness and count number of floors served or total height of shaft.
Cost information notes	Excludes the cost of the lift cage and mechanisms.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description -

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Lifts
CG Code	211A09
Specific	Shafts - Steel Frame - Brick Infill (or Concrete Sectional in lieu of Steel/Brick)
Descriptive	Includes Machine room steel frame - profile walls & concrete pit
Tech1	2100mm x 2100mm
Tech2	4 Floors height 12.3m
Unit size	Each
Unit of measurement	Each
ERC	£28,989
Superseded codes	211A59
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Shafts for goods or passenger lifts. Serving floors at 3m intervals and constructed of steel stanchions, beams and braces with brick infill 225mm thick. Motor room constructed of steel frame with profiled steel sheeting enclosure. Pit formed in concrete, including bases for lift shaft stanchions (cost of lift not included).
Referencing details	Measure external dimensions, wall thickness and count number of floors served or total height of shaft.
Cost information notes	Excludes the cost of the lift cage and mechanisms.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description -

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Lightning conductors
CG Code	203X60
Specific	Copper
Descriptive	Earthing mats with connectors
Tech1	900mm x 900mm
Tech2	3mm thick
Unit size	Linear metre
Unit of measurement	m
ERC	£393
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Copper strip bar on all tall objects but mainly chimneys and towers. The top usually extends 1 metre above the structure. The bottom finishes in an earthing rod (min 2.44m depth), which is either hammered into the ground or encased in concrete. In some cases this earth is in the form of a mat set in a pit (where unable to put a rod into the ground). Diameter of earthing rods are 16mm or 20mm. Earthing mats are 900mm x 900mm x 3mm and are buried in pit at least 450mm deep
Referencing details	Thickness and width of band and height/length.
Cost information notes	Earthing mats and rods may not be accessible to identify on the ground. Unless record drawings indicate sizes and locations note of location only will be practicable. Where rods and mats cannot be specifically identified, costs for lowest range items may be used.
rateable element	Class 2 Table 2 (f) Protection from Hazards Lightning conductors (This would include the earth rod) Earth mat and pit (i) Foundations
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical lightning conductors
Photo notes	Photo 1 & 2 - Copper strip from earth to top of structure requiring earthing protection.
Photo1	
Photo2	

Photo3

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Generic Category	Lightning conductors
CG Code	203X40
Specific	Copper
Descriptive	Earthing Rods
Tech1	16mm Diameter
Tech2	2.44mm Long
Unit size	Linear metre
Unit of measurement	Each
ERC	£177
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Copper strip bar on all tall objects but mainly chimneys and towers. The top usually extends 1 metre above the structure. The bottom finishes in an earthing rod (min 2.44m depth), which is either hammered into the ground or encased in concrete. In some cases this earth is in the form of a mat set in a pit (where unable to put a rod into the ground). Diameter of earthing rods are 16mm or 20mm. Earthing mats are 900mm x 900mm x 3mm and are buried in pit at least 450mm deep
Referencing details	Thickness and width of band and height/length.
Cost information notes	Earthing mats and rods may not be accessible to identify on the ground. Unless record drawings indicate sizes and locations note of location only will be practicable. Where rods and mats cannot be specifically identified, costs for lowest range items may be used.
rateable element	Class 2 Table 2 (f) Protection from Hazards Lightning conductors (This would include the earth rod) Earth mat and pit (i) Foundations
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical lightning conductors
Photo notes	Photo 1 & 2 - Copper strip from earth to top of structure requiring earthing protection.
Photo1	
Photo2	

Photo3

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Generic Category	Lightning conductors
CG Code	203X41
Specific	Copper
Descriptive	Earthing Rods
Tech1	20mm Diameter
Tech2	2.44mm Long
Unit size	Linear metre
Unit of measurement	m
ERC	£311
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Copper strip bar on all tall objects but mainly chimneys and towers. The top usually extends 1 metre above the structure. The bottom finishes in an earthing rod (min 2.44m depth), which is either hammered into the ground or encased in concrete. In some cases this earth is in the form of a mat set in a pit (where unable to put a rod into the ground). Diameter of earthing rods are 16mm or 20mm. Earthing mats are 900mm x 900mm x 3mm and are buried in pit at least 450mm deep
Referencing details	Thickness and width of band and height/length.
Cost information notes	Earthing mats and rods may not be accessible to identify on the ground. Unless record drawings indicate sizes and locations note of location only will be practicable. Where rods and mats cannot be specifically identified, costs for lowest range items may be used.
rateable element	Class 2 Table 2 (f) Protection from Hazards Lightning conductors (This would include the earth rod) Earth mat and pit (i) Foundations
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical lightning conductors
Photo notes	Photo 1 & 2 - Copper strip from earth to top of structure requiring earthing protection.
Photo1	
Photo2	

Photo3

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Generic Category	Lightning conductors
CG Code	203X49
Specific	Copper
Descriptive	Earthing Rods
Tech1	Each additional Mtere
Tech2	-
Unit size	Linear metre
Unit of measurement	m
ERC	£103
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Copper strip bar on all tall objects but mainly chimneys and towers. The top usually extends 1 metre above the structure. The bottom finishes in an earthing rod (min 2.44m depth), which is either hammered into the ground or encased in concrete. In some cases this earth is in the form of a mat set in a pit (where unable to put a rod into the ground). Diameter of earthing rods are 16mm or 20mm. Earthing mats are 900mm x 900mm x 3mm and are buried in pit at least 450mm deep
Referencing details	Thickness and width of band and height/length.
Cost information notes	Earthing mats and rods may not be accessible to identify on the ground. Unless record drawings indicate sizes and locations note of location only will be practicable. Where rods and mats cannot be specifically identified, costs for lowest range items may be used.
rateable element	Class 2 Table 2 (f) Protection from Hazards Lightning conductors (This would include the earth rod) Earth mat and pit (i) Foundations
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical lightning conductors
Photo notes	Photo 1 & 2 - Copper strip from earth to top of structure requiring earthing protection.
Photo1	
Photo2	

Photo3

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Generic Category	Lightning conductors
CG Code	203X10
Specific	Copper
Descriptive	Round
Tech1	8mm diam
Tech2	-
Unit size	Linear metre
Unit of measurement	m
ERC	£37
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Copper strip bar on all tall objects but mainly chimneys and towers. The top usually extends 1 metre above the structure. The bottom finishes in an earthing rod (min 2.44m depth), which is either hammered into the ground or encased in concrete. In some cases this earth is in the form of a mat set in a pit (where unable to put a rod into the ground). Diameter of earthing rods are 16mm or 20mm. Earthing mats are 900mm x 900mm x 3mm and are buried in pit at least 450mm deep.
Referencing details	Thickness and width of band and height/length.
Cost information notes	Earthing mats and rods may not be accessible to identify on the ground. Unless record drawings indicate sizes and locations note of location only will be practicable. Where rods and mats cannot be specifically identified, costs for lowest range items may be used.
rateable element	Class 2 Table 2 (f) Protection from Hazards Lightning conductors (This would include the earth rod) Earth mat and pit (i) Foundations
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical lightning conductors
Photo notes	Photo 1 & 2 - Copper strip from earth to top of structure requiring earthing protection.
Photo1	
Photo2	

Photo3

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Generic Category	Lightning conductors
CG Code	203X01
Specific	Copper
Descriptive	Strip
Tech1	25mm wide
Tech2	3mm thick
Unit size	Linear metre
Unit of measurement	m
ERC	£42
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Copper strip bar on all tall objects but mainly chimneys and towers. The top usually extends 1 metre above the structure. The bottom finishes in an earthing rod (min 2.44m depth), which is either hammered into the ground or encased in concrete. In some cases this earth is in the form of a mat set in a pit (where unable to put a rod into the ground). Diameter of earthing rods are 16mm or 20mm. Earthing mats are 900mm x 900mm x 3mm and are buried in pit at least 450mm deep.
Referencing details	Thickness and width of band and height/length.
Cost information notes	Earthing mats and rods may not be accessible to identify on the ground. Unless record drawings indicate sizes and locations note of location only will be practicable. Where rods and mats cannot be specifically identified, costs for lowest range items may be used.
rateable element	Class 2 Table 2 (f) Protection from Hazards Lightning conductors (This would include the earth rod) Earth mat and pit (i) Foundations
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical lightning conductors
Photo notes	Photo 1 & 2 - Copper strip from earth to top of structure requiring earthing protection.
Photo1	
Photo2	

Photo3

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Generic Category	Lightning conductors
CG Code	203X02
Specific	Copper
Descriptive	Strip
Tech1	50mm wide
Tech2	6mm thick
Unit size	Linear metre
Unit of measurement	m
ERC	£127
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Copper strip bar on all tall objects but mainly chimneys and towers. The top usually extends 1 metre above the structure. The bottom finishes in an earthing rod (min 2.44m depth), which is either hammered into the ground or encased in concrete. In some cases this earth is in the form of a mat set in a pit (where unable to put a rod into the ground). Diameter of earthing rods are 16mm or 20mm. Earthing mats are 900mm x 900mm x 3mm and are buried in pit at least 450mm deep.
Referencing details	Thickness and width of band and height/length.
Cost information notes	Earthing mats and rods may not be accessible to identify on the ground. Unless record drawings indicate sizes and locations note of location only will be practicable. Where rods and mats cannot be specifically identified, costs for lowest range items may be used.
rateable element	Class 2 Table 2 (f) Protection from Hazards Lightning conductors (This would include the earth rod) Earth mat and pit (i) Foundations
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical lightning conductors
Photo notes	Photo 1 & 2 - Copper strip from earth to top of structure requiring earthing protection.
Photo1	
Photo2	

Photo3

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Generic Category	Lightning conductors
CG Code	203X69
Specific	Pit
Descriptive	Pit for Mat
Tech1	900mm x 900mm
Tech2	450mm Deep
Unit size	Linear metre
Unit of measurement	m
ERC	£193
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Copper strip bar on all tall objects but mainly chimneys and towers. The top usually extends 1 metre above the structure. The bottom finishes in an earthing rod (min 2.44m depth), which is either hammered into the ground or encased in concrete. In some cases this earth is in the form of a mat set in a pit (where unable to put a rod into the ground). Diameter of earthing rods are 16mm or 20mm. Earthing mats are 900mm x 900mm x 3mm and are buried in pit at least 450mm deep
Referencing details	Thickness and width of band and height/length.
Cost information notes	Earthing mats and rods may not be accessible to identify on the ground. Unless record drawings indicate sizes and locations note of location only will be practicable. Where rods and mats cannot be specifically identified, costs for lowest range items may be used.
rateable element	Class 2 Table 2 (f) Protection from Hazards Lightning conductors (This would include the earth rod) Earth mat and pit (i) Foundations
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical lightning conductors
Photo notes	Photo 1 & 2 - Copper strip from earth to top of structure requiring earthing protection.
Photo1	
Photo2	

Photo3

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Generic Category	Maltings
CG Code	98B026
Specific	Combined GKVs (germination-kilning vessels)
Descriptive	(Excluding control rooms, fan houses & ducting)
Tech1	750m3 - 1,200m3
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£1,004
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	(Excluding control rooms, fan houses ducting). 750m3 to 1,200m3
Referencing details	Cost includes Air chambers/ducting leading from Furnace House to GKV
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

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Generic Category	Maltings
CG Code	98B027
Specific	Combined GKVs (germination-kilning vessels)
Descriptive	(Excluding control rooms, fan houses & ducting)
Tech1	1,201m3 to 2,000m3
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£770
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	(Excluding control rooms, fan houses ducting). 1,201m3 to 2,000m3
Referencing details	Cost includes Air chambers/ducting leading from Furnace House to GKV
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Maltings
CG Code	98B028
Specific	Combined GKVs (germination-kilning vessels)
Descriptive	(Excluding control rooms, fan houses & ducting)
Tech1	2,001m3 to 2,700m3
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£644
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	(Excluding control rooms, fan houses ducting). 2,001m3 to 2,700m3
Referencing details	Cost includes Air chambers/ducting leading from Furnace House to GKV
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Maltings
CG Code	98B029
Specific	Combined GKVs (germination-kilning vessels)
Descriptive	(Excluding control rooms, fan houses & ducting)
Tech1	2,701m3 to 4,000m3
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£552
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	(Excluding control rooms, fan houses ducting). 2,701m3 to 4,000m3
Referencing details	Cost includes Air chambers/ducting leading from Furnace House to GKV
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Maltings
CG Code	98B030
Specific	Combined GKVs (germination-kilning vessels)
Descriptive	(Excluding control rooms, fan houses & ducting)
Tech1	> 4,000m3
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£460
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	(Excluding control rooms, fan houses ducting). Over 4,000m3
Referencing details	Cost includes Air chambers/ducting leading from Furnace House to GKV
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

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Generic Category	Maltings
CG Code	98B032
Specific	Drum Maltings
Descriptive	Germination House (excludes intermediate floors)
Tech1	1,001 - 5,000m2
Tech2	Standard insulated industrial building 14m high, heavier floor slab
Unit size	-
Unit of measurement	m2
ERC	£681
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with damp proof membrane (DPM) and Mesh, 250mm thick due to specialist nature of building up to 10,000m2; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	GEA
Cost information notes	Single storey insulated medium process factory building. Excludes any piling and external works. The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
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Generic Category	Maltings
CG Code	98B033
Specific	Saladin Maltings
Descriptive	Germination House (1 storey) (excludes intermediate floors; and equipment)
Tech1	1,001 - 5,000m2
Tech2	Standard insulated industrial building 9m high, heavier floor slab
Unit size	-
Unit of measurement	m2
ERC	£642
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with damp proof membrane (DPM) and Mesh, 250mm thick due to specialist nature of building up to 10,000m2; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	GEA
Cost information notes	Single storey insulated medium process factory building. Excludes any piling and external works. The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Maltings
CG Code	98B034
Specific	Saladin Maltings
Descriptive	Germination House (2 storey) (excludes intermediate floors; and equipment)
Tech1	1,001 - 5,000m2
Tech2	Standard insulated industrial building 14m high, heavier floor slab
Unit size	-
Unit of measurement	m2
ERC	£681
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with damp proof membrane (DPM) and Mesh, 250mm thick due to specialist nature of building up to 10,000m2; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	GEA
Cost information notes	Insulated medium process factory building. Excludes any piling and external works. The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Maltings
CG Code	98B019
Specific	Malt Dresser House
Descriptive	Industrial building Shell (24m height) [as 41P498]
Tech1	101 - 250m2
Tech2	24m high
Unit size	-
Unit of measurement	m2
ERC	£1,558
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with damp proff membrane (DPM) and Mesh , 250mm thick due to specialist nature of building up to 10,000m2; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	GEA
Cost information notes	Single storey uninsulated medium process factory building. Excludes any piling and external works.The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Maltings
CG Code	98B001
Specific	Drum Maltings
Descriptive	Germination House (excludes intermediate floors)
Tech1	101-250m2
Tech2	Standard insulated industrial building 14m high, heavier floor slab
Unit size	-
Unit of measurement	m2
ERC	£1,261
Superseded codes	98B004
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with damp proof membrane (DPM) and Mesh, 250mm thick due to specialist nature of building up to 10,000m2; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	GEA
Cost information notes	Single storey insulated medium process factory building. Excludes any piling and external works. The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Maltings
CG Code	98B002
Specific	Drum Maltings
Descriptive	Germination House (excludes intermediate floors)
Tech1	251-500m2
Tech2	Standard insulated industrial building 14m high, heavier floor slab
Unit size	-
Unit of measurement	m2
ERC	£919
Superseded codes	98B005
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with damp proof membrane (DPM) and Mesh, 250mm thick due to specialist nature of building up to 10,000m2; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	GEA
Cost information notes	Single storey insulated medium process factory building. Excludes any piling and external works. The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Maltings
CG Code	98B003
Specific	Drum Maltings
Descriptive	Germination House (excludes intermediate floors)
Tech1	501-1,000m2
Tech2	Standard insulated industrial building 14m high, heavier floor slab
Unit size	-
Unit of measurement	m2
ERC	£766
Superseded codes	98B006
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with damp proof membrane (DPM) and Mesh, 250mm thick due to specialist nature of building up to 10,000m2; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	GEA
Cost information notes	Single storey insulated medium process factory building. Excludes any piling and external works. The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Maltings
CG Code	98B010
Specific	Drum Maltings
Descriptive	Kilns
Tech1	Measured as Gross External Volume (GEV)
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£2,043
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Kiln designs are typically simple circular or rectangular, lined stainless steel vessels with a heat source at the bottom, one or two floors — perforated for air flow — to hold the grain, and vents at the top for air evacuation. The modular construction allows for quick and accurate erection at site. Heating systems utilise modern indirect firing methods and as kilning is a highly energy-intensive process, most malting plants use various heat exchangers to reclaim heat from the hot air that leaves the kiln.
Referencing details	External volume of the kiln. Construction details.
Cost information notes	-
rateable element	Kilns, being a named item in Class 4 Table 4
non rateable element	-
Adjusted Plant and Machinery	Other Class 4 items of plant for consideration as being rateable will include:- Rail tracks and transfer ways for kiln cars Weighbridge pits
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

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Generic Category	Maltings
CG Code	98B007
Specific	Drum Maltings
Descriptive	Steep House
Tech1	101-250m2
Tech2	Standard insulated industrial building 23m high, heavier floor slab
Unit size	-
Unit of measurement	m2
ERC	£1,614
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with damp proof membrane (DPM) and Mesh, 250mm thick due to specialist nature of building up to 10,000m2; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	GEA
Cost information notes	Single storey insulated medium process factory building. Excludes any piling and external works. The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Maltings
CG Code	98B008
Specific	Drum Maltings
Descriptive	Steep House
Tech1	251-500m2
Tech2	Standard insulated industrial building 23m high, heavier floor slab
Unit size	-
Unit of measurement	m2
ERC	£1,152
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with damp proof membrane (DPM) and Mesh, 250mm thick due to specialist nature of building up to 10,000m2; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	GEA
Cost information notes	Single storey insulated medium process factory building. Excludes any piling and external works. The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Maltings
CG Code	98B009
Specific	Drum Maltings
Descriptive	Steep House
Tech1	501-1,000m2
Tech2	Standard insulated industrial building 23m high, heavier floor slab
Unit size	-
Unit of measurement	m2
ERC	£937
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with damp proof membrane (DPM) and Mesh, 250mm thick due to specialist nature of building up to 10,000m2; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	GEA
Cost information notes	Single storey insulated medium process factory building. Excludes any piling and external works. The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
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Generic Category	Maltings
CG Code	98B023
Specific	Furnace House
Descriptive	Heavy framed building (Ave 16m height) [as 41P701]
Tech1	Standard insulated industrial building
Tech2	16m high
Unit size	-
Unit of measurement	m2
ERC	£1,330
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with damp proof membrane (DPM) and Mesh, 250mm thick due to specialist nature of building up to 10,000m2; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	GEA
Cost information notes	Single storey insulated medium process factory building. Excludes any piling and external works. The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
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Generic Category	Maltings
CG Code	98B025
Specific	Furnace House
Descriptive	Stainless steel sheeted floors
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£162
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	-
Referencing details	Measure area of floor treated
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

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Generic Category	Maltings
CG Code	98B024
Specific	Furnace House
Descriptive	Stainless steel sheeted walls
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£199
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	-
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Maltings
CG Code	98B021
Specific	Intermediate Floors
Descriptive	Chequer plate on light steel frame
Tech1	6mm chequer plate or mesh
Tech2	3.5 metres between floors
Unit size	-
Unit of measurement	m2
ERC	£276
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Light steel universal columns and beams approx. 127mm x 76mm section with 6mm thick Chequer/Durbar plate flooring 3.5m above level of floor below (i.e. floor to floor). Excludes foundation bases.
Referencing details	Floor area
Cost information notes	Includes steel support frame. For handrails and access stairs see:Stairs
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Maltings
CG Code	98B020
Specific	Intermediate Floors
Descriptive	Chequer plate or mesh heavy steel floor (as 30A11P)
Tech1	200mm x 100mm columns and beams.
Tech2	6mm thick
Unit size	-
Unit of measurement	m2
ERC	£318
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Heavy steel universal columns and beams approx. 203mm x 102mm section with 6mm thick Chequer/Durbar plate flooring, 3.5m above level of floor below. (i.e. floor to floor). Excludes foundation bases.
Referencing details	Floor area
Cost information notes	Includes steel support frame. For handrails and access stairs see: Stairs
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

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Generic Category	Maltings
CG Code	98B022
Specific	Intermediate Floors
Descriptive	Reinforced concrete column and beam.
Tech1	300mm slab
Tech2	3.5 metres between floors
Unit size	-
Unit of measurement	m2
ERC	£371
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete frame with in-situ concrete slab with trowelled smooth finish, 3.5m above level of floor below (i.e. floor to floor).
Referencing details	Floor area
Cost information notes	Cost excludes foundation bases
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Maltings
CG Code	98B018
Specific	Malt Dresser House
Descriptive	Industrial building Shell (20m height) [as 41P494]
Tech1	101 - 250m2
Tech2	20m high
Unit size	-
Unit of measurement	m2
ERC	£1,387
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with damp proff membrane (DPM) and Mesh , 250mm thick due to specialist nature of building up to 10,000m2; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with no insulation, on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal uninsulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power ; EXCLUDES heating ; Underslab storm drainage from internal downpipes on building area greater than 1,000m2
Referencing details	GEA
Cost information notes	Single storey uninsulated medium process factory building. Excludes any piling and external works.The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Photo notes	-
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Generic Category	Maltings
CG Code	98B011
Specific	Saladin Maltings
Descriptive	Germination House (1 storey) (excludes intermediate floors; and equipment)
Tech1	101-250m2
Tech2	Standard insulated industrial building 9m high, heavier floor slab
Unit size	-
Unit of measurement	m2
ERC	£1,089
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with damp proof membrane (DPM) and Mesh, 250mm thick due to specialist nature of building up to 10,000m2; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	GEA
Cost information notes	Single storey insulated medium process factory building. Excludes any piling and external works. The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Maltings
CG Code	98B012
Specific	Saladin Maltings
Descriptive	Germination House (1 storey) (excludes intermediate floors; and equipment)
Tech1	251-500m2
Tech2	Standard insulated industrial building 9m high, heavier floor slab
Unit size	-
Unit of measurement	m2
ERC	£813
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with damp proof membrane (DPM) and Mesh, 250mm thick due to specialist nature of building up to 10,000m2; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	GEA
Cost information notes	Single storey insulated medium process factory building. Excludes any piling and external works. The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Maltings
CG Code	98B013
Specific	Saladin Maltings
Descriptive	Germination House (1 storey) (excludes intermediate floors; and equipment)
Tech1	501-1,000m2
Tech2	Standard insulated industrial building 9m high, heavier floor slab
Unit size	-
Unit of measurement	m2
ERC	£695
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with damp proof membrane (DPM) and Mesh, 250mm thick due to specialist nature of building up to 10,000m2; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	GEA
Cost information notes	Single storey insulated medium process factory building. Excludes any piling and external works. The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Maltings
CG Code	98B014
Specific	Saladin Maltings
Descriptive	Germination House (2 storey) (excludes intermediate floors; and equipment)
Tech1	101-250m2
Tech2	Standard insulated industrial building 14m high, heavier floor slab
Unit size	-
Unit of measurement	m2
ERC	£1,261
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with damp proof membrane (DPM) and Mesh, 250mm thick due to specialist nature of building up to 10,000m2; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	GEA
Cost information notes	Insulated medium process factory building. Excludes any piling and external works. The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Maltings
CG Code	98B015
Specific	Saladin Maltings
Descriptive	Germination House (2 storey) (excludes intermediate floors; and equipment)
Tech1	251-500m2
Tech2	Standard insulated industrial building 14m high, heavier floor slab
Unit size	-
Unit of measurement	m2
ERC	£919
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with damp proof membrane (DPM) and Mesh, 250mm thick due to specialist nature of building up to 10,000m2; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	GEA
Cost information notes	Insulated medium process factory building. Excludes any piling and external works. The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
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Generic Category	Maltings
CG Code	98B016
Specific	Saladin Maltings
Descriptive	Germination House (2 storey) (excludes intermediate floors; and equipment)
Tech1	501-1,000m2
Tech2	Standard insulated industrial building 14m high, heavier floor slab
Unit size	-
Unit of measurement	m2
ERC	£766
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with damp proof membrane (DPM) and Mesh, 250mm thick due to specialist nature of building up to 10,000m2; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners; Underslab storm drainage from internal downpipes on building area greater than 1,000m2;
Referencing details	GEA
Cost information notes	Insulated medium process factory building. Excludes any piling and external works. The data consists of a typical Industrial shell. Works include the Industrial shell as described and includes works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters are included at 1 door up to 1,000m2 , 2 roller doors over 1,000m2 (GEA), and 4 roller doors over 5,000m2. Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an addition using code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Maltings
CG Code	98B017
Specific	Saladin Maltings
Descriptive	Kilns
Tech1	Measured as Gross External Volume (GEV)
Tech2	-
Unit size	m3
Unit of measurement	m3
ERC	£2,043
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Kiln designs are typically simple circular or rectangular, lined stainless steel vessels with a heat source at the bottom, one or two floors — perforated for air flow — to hold the grain, and vents at the top for air evacuation. The modular construction allows for quick and accurate erection at site. Heating systems utilise modern indirect firing methods and as kilning is a highly energy-intensive process, most malting plants use various heat exchangers to reclaim heat from the hot air that leaves the kiln.
Referencing details	External volume of the kiln. Construction details.
Cost information notes	-
rateable element	Kilns, being a named item in Class 4 Table 4
non rateable element	-
Adjusted Plant and Machinery	Other Class 4 items of plant for consideration as being rateable will include:- Rail tracks and transfer ways for kiln cars Weighbridge pits
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Marinas
CG Code	51Z00M
Specific	Manufactured pontoon
Descriptive	Access bridges
Tech1	Gangways
Tech2	6.0m x 1.5m
Unit size	Each
Unit of measurement	Each
ERC	£11,756
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Continuous Flotation Walking Pontoon Reinforced concrete frame with integral blocks of expanded polystyrene. Hardwood decks and fenders. Estimated life of pontoon - 7 years
Referencing details	-
Cost information notes	Cost excludes anchor restraints, piled restraints, electrical/water service, and plant hire.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Marinas - Manufactured
Photo notes	-

Photo1

Photo2

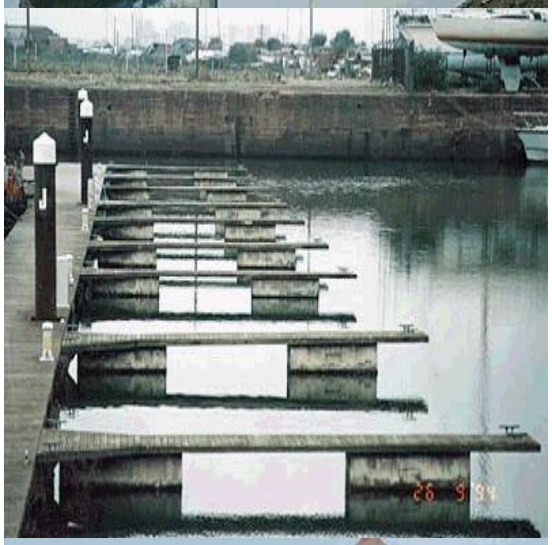

Photo3

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Generic Category	Marinas
CG Code	51Z00N
Specific	Manufactured pontoon
Descriptive	Access bridges
Tech1	Gangways
Tech2	12.0m x 1.5m
Unit size	Each
Unit of measurement	Each
ERC	£18,750
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Continuous Flotation Walking Pontoon Reinforced concrete frame with integral blocks of expanded polystyrene. Hardwood decks and fenders. Estimated life of pontoon - 7 years
Referencing details	-
Cost information notes	Cost excludes anchor restraints, piled restraints, electrical/water service, and plant hire.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Marinas - Manufactured
Photo notes	-

Photo1

Photo2

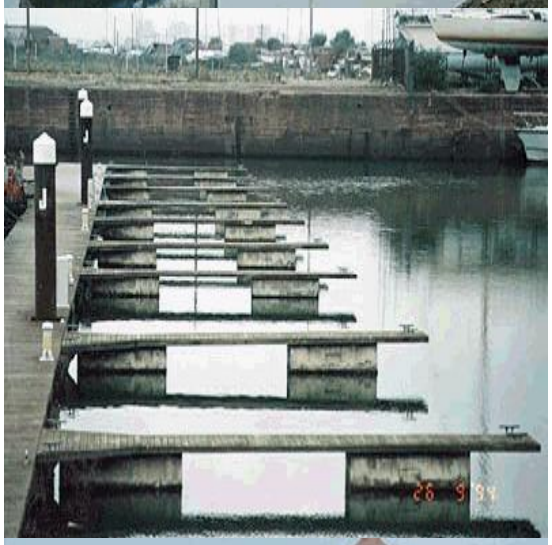

Photo3

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Generic Category	Marinas
CG Code	51Z00P
Specific	Manufactured pontoon
Descriptive	Access bridges
Tech1	Gangways
Tech2	24.0m x 1.5m
Unit size	Each
Unit of measurement	Each
ERC	£47,471
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Continuous Flotation Walking Pontoon Reinforced concrete frame with integral blocks of expanded polystyrene. Hardwood decks and fenders. Estimated life of pontoon - 7 years
Referencing details	-
Cost information notes	Cost excludes anchor restraints, piled restraints, electrical/water service, and plant hire.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Marinas - Manufactured
Photo notes	-

Photo1

Photo2

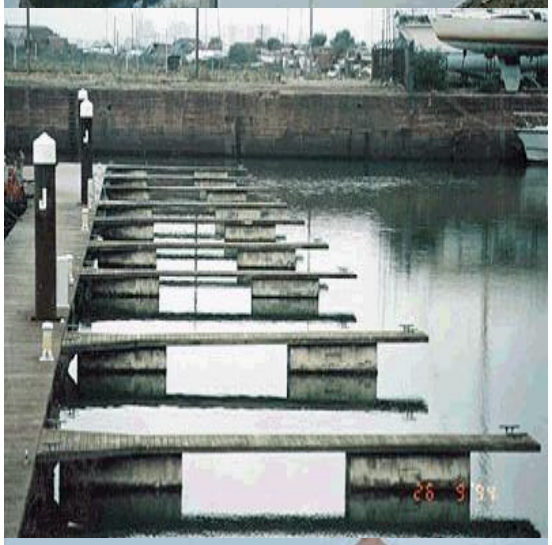

Photo3

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Generic Category	Marinas
CG Code	51Z00K
Specific	Manufactured pontoon
Descriptive	Finger unit
Tech1	Cantilevered
Tech2	10.0m x 1.025m
Unit size	Each
Unit of measurement	Each
ERC	£7,142
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Continuous Flotation Walking Pontoon Reinforced concrete frame with integral blocks of expanded polystyrene. Hardwood decks and fenders. Estimated life of pontoon - 7 years
Referencing details	-
Cost information notes	Cost excludes anchor restraints, piled restraints, electrical/water service, and plant hire.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Marinas - Manufactured
Photo notes	-

Photo1

Photo2

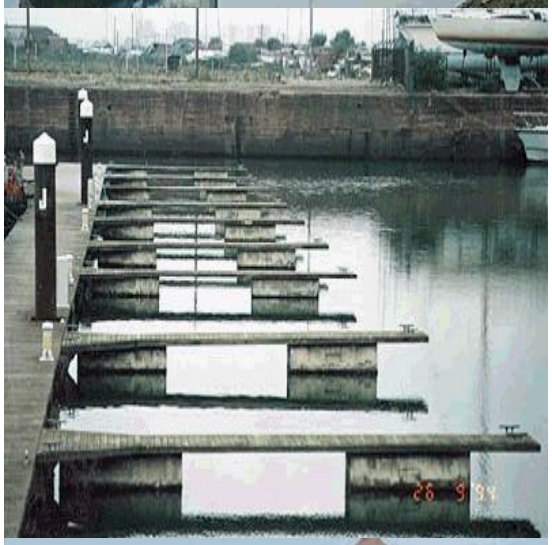

Photo3

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Generic Category	Marinas
CG Code	51Z00L
Specific	Manufactured pontoon
Descriptive	Finger unit
Tech1	Cantilevered
Tech2	7.5m x 0.72m
Unit size	Each
Unit of measurement	Each
ERC	£4,464
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Continuous Flotation Walking Pontoon Reinforced concrete frame with integral blocks of expanded polystyrene. Hardwood decks and fenders. Estimated life of pontoon - 7 years
Referencing details	-
Cost information notes	Cost excludes anchor restraints, piled restraints, electrical/water service, and plant hire.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Marinas - Manufactured
Photo notes	-

Photo1

Photo2

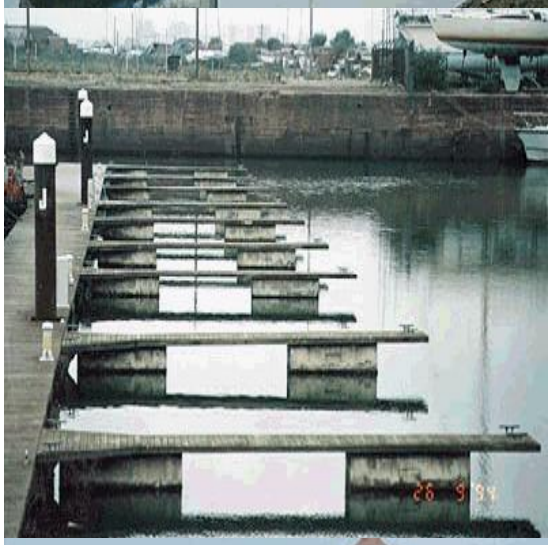

Photo3

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Generic Category	Marinas
CG Code	51Z00A
Specific	Manufactured pontoon
Descriptive	Heavy duty walkway
Tech1	Piles
Tech2	11.5m x 2.6m
Unit size	Each
Unit of measurement	Each
ERC	£34,227
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Continuous Flotation Walking Pontoon Reinforced concrete frame with integral blocks of expanded polystyrene. Hardwood decks and fenders. Estimated life of pontoon - 7 years
Referencing details	-
Cost information notes	Cost excludes anchor restraints, piled restraints, electrical/water service, and plant hire.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Marinas - Manufactured
Photo notes	-

Photo1

Photo2

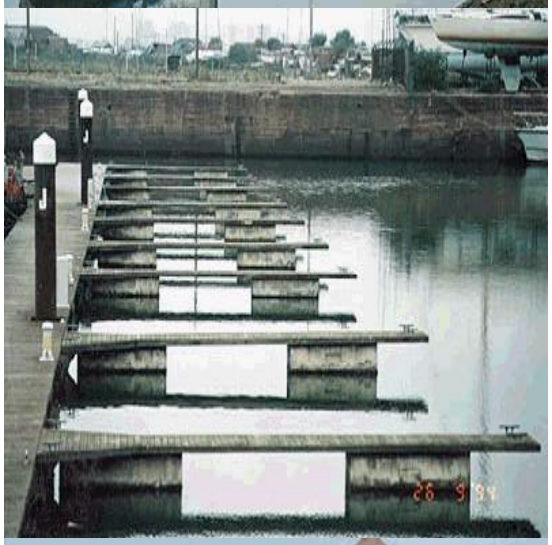

Photo3

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Generic Category	Marinas
CG Code	51Z00F
Specific	Manufactured pontoon
Descriptive	Main walkway unit
Tech1	Piles
Tech2	11.5m x 2.6m
Unit size	Each
Unit of measurement	Each
ERC	£11,310
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Continuous Flotation Walking Pontoon Reinforced concrete frame with integral blocks of expanded polystyrene. Hardwood decks and fenders. Estimated life of pontoon - 7 years
Referencing details	-
Cost information notes	Cost excludes anchor restraints, piled restraints, electrical/water service, and plant hire.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Marinas - Manufactured
Photo notes	-

Photo1

Photo2

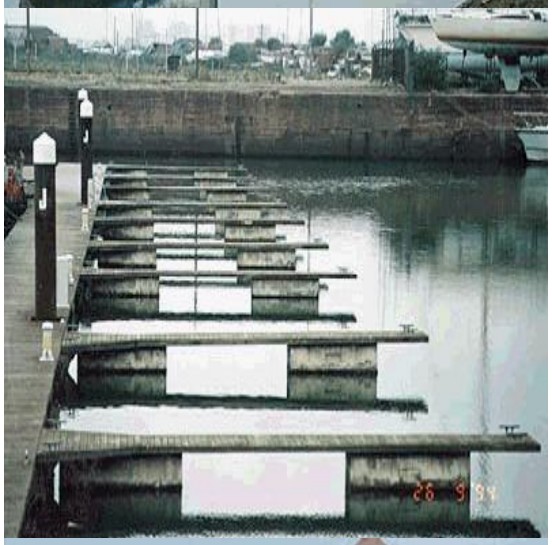

Photo3

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Generic Category	Marinas
CG Code	51Z00G
Specific	Manufactured pontoon
Descriptive	Main walkway unit
Tech1	Piles
Tech2	7.7m x 2.5m
Unit size	Each
Unit of measurement	Each
ERC	£8,779
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Continuous Flotation Walking Pontoon Reinforced concrete frame with integral blocks of expanded polystyrene. Hardwood decks and fenders. Estimated life of pontoon - 7 years
Referencing details	-
Cost information notes	Cost excludes anchor restraints, piled restraints, electrical/water service, and plant hire.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Marinas - Manufactured
Photo notes	-

Photo1

Photo2

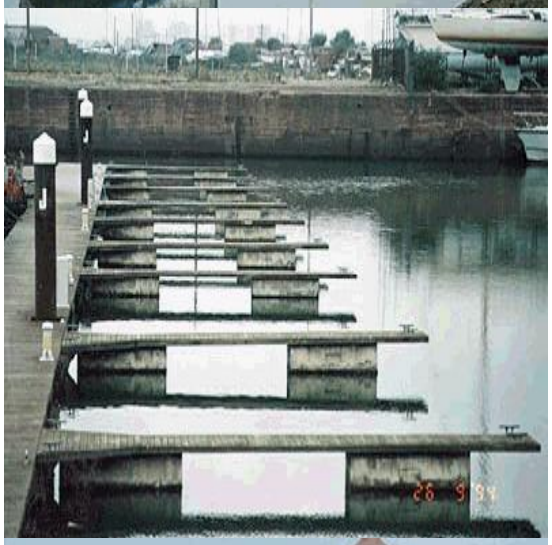

Photo3

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Generic Category	Marinas
CG Code	51Z00Q
Specific	Marina
Descriptive	Manufactured
Tech1	Water service
Tech2	-
Unit size	Per Berth Served
Unit of measurement	Each
ERC	£163
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Marinas Floating Structures, purpose made including, bollards, cleats and pile / dolphins where required and other anchoring devices.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Marinas
CG Code	51Z00R
Specific	Marina
Descriptive	Manufactured
Tech1	Electric Service
Tech2	-
Unit size	Per Berth Served
Unit of measurement	Each
ERC	£551
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Marinas Floating Structures, purpose made including, bollards, cleats and pile / dolphins where required and other anchoring devices.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Masts
CG Code	860A12
Specific	Cabins
Descriptive	1.0m x 2.0m x 2.0m ht
Tech1	Insulated - no electrical connection
Tech2	On concrete base
Unit size	-
Unit of measurement	m2
ERC	£2,103
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Insulated cabinet nominal size 5m x 2m x 2m. Cabinets are constructed of steel outer and inner panels with foam insulation and timber reinforcement as appropriate. Finished with either plastic coating to minimise corrosion or stainless steel for optimum performance in extreme weather conditions, larger sizes have stainless steel floor panels. Doors are made of composite panels with locking handles, stainless steel hinges and door restraints.
Referencing details	In the case of individual cabins the maximum area to be valued is 6.25m2 NET of contract size and fees. Nominal size 1m x 2m x 2m. assumed to be insulatedIn the case of individual cabins the maximum area to be valued is 6.25m2 NET of contract size and fees. Nominal size 1m x 2m x 2m. assumed to be insulated
Cost information notes	Includes base slab. Excludes electrical connections.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Masts, external works, cables, cable tray , standby electrical power.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts
CG Code	204T15
Specific	Cable tray
Descriptive	Metal - perforated and galvanised.
Tech1	450mm wide
Tech2	2.0m sections on support H frames
Unit size	-
Unit of measurement	m
ERC	£584
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Metal tray - perforated and galvanised, 450mm wide supported on galvanised metal H frames.
Referencing details	Measure total length of tray section in Metres.
Cost information notes	Based on m run cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Masts, cables, cabins, external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical cable trays
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Masts
CG Code	860A14
Specific	Cables
Descriptive	Bundle of 6
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m
ERC	£77
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Bundle of 6 no. cables- weatherproof coating
Referencing details	Length of cables from control cabin to antennae
Cost information notes	Excludes cable trays and other supports, cable ducts and external works
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Masts, external works, cables, cable tray , standby electrical power.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts
CG Code	860A15
Specific	Cables
Descriptive	Single cable
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m
ERC	£12
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single cable - weatherproof coating
Referencing details	Length of cables from control cabin to antennae
Cost information notes	Excludes cable trays and other supports, cable ducts and external works
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Masts, external works, cables, cable tray , standby electrical power.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts
CG Code	860A40
Specific	Steel angle framing
Descriptive	Heavy duty towers
Tech1	Tapering from individual leg foundations
Tech2	45m
Unit size	-
Unit of measurement	m
ERC	£9,273
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding tower on plan and vertically tapering or of stepped construction Leg, main and secondary bracing comprising steel angle sections, legs behind, of composite construction comprising 3 angle sections each. Mass concrete foundations to each leg. Complete with metal access ladders and intermediate platforms, lightening protection, obstruction warning lights and galvanised/painted finish. Construction to comply with BS8100 Typically the sides of the tower can be up to 17m on plan at base, with top section reducing to 1.5m on plan, and foundations for each leg of 10.0m2 X 3.5m deep.
Referencing details	Height of mast Age Condition
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables, cable tray, control buildings, external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts
CG Code	860A41
Specific	Steel angle framing
Descriptive	Heavy duty towers
Tech1	Tapering from individual leg foundations
Tech2	60m
Unit size	-
Unit of measurement	m
ERC	£11,082
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding tower on plan and vertically tapering or of stepped construction Leg, main and secondary bracing comprising steel angle sections, legs behind, of composite construction comprising 3 angle sections each. Mass concrete foundations to each leg. Complete with metal access ladders and intermediate platforms, lightening protection, obstruction warning lights and galvanised/painted finish. Construction to comply with BS8100 Typically the sides of the tower can be up to 17m on plan at base, with top section reducing to 1.5m on plan, and foundations for each leg of 10.0m2 X 3.5m deep.
Referencing details	Height of mast Age Condition
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables, cable tray, control buildings , external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts
CG Code	860A42
Specific	Steel angle framing
Descriptive	Heavy duty towers
Tech1	Tapering from individual leg foundations
Tech2	75m
Unit size	-
Unit of measurement	m
ERC	£12,889
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding tower on plan and vertically tapering or of stepped construction Leg, main and secondary bracing comprising steel angle sections, legs behind, of composite construction comprising 3 angle sections each. Mass concrete foundations to each leg. Complete with metal access ladders and intermediate platforms, lightening protection, obstruction warning lights and galvanised/painted finish. Construction to comply with BS8100 Typically the sides of the tower can be up to 17m on plan at base, with top section reducing to 1.5m on plan, and foundations for each leg of 10.0m2 X 3.5m deep.
Referencing details	Height of mast Age Condition
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables, cable tray, control buildings , external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Masts
CG Code	860A43
Specific	Steel angle framing
Descriptive	Heavy duty towers
Tech1	Tapering from individual leg foundations
Tech2	90m
Unit size	-
Unit of measurement	m
ERC	£14,696
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding tower on plan and vertically tapering or of stepped construction Leg, main and secondary bracing comprising steel angle sections, legs behind, of composite construction comprising 3 angle sections each. Mass concrete foundations to each leg. Complete with metal access ladders and intermediate platforms, lightening protection, obstruction warning lights and galvanised/painted finish. Construction to comply with BS8100 Typically the sides of the tower can be up to 17m on plan at base, with top section reducing to 1.5m on plan, and foundations for each leg of 10.0m2 X 3.5m deep.
Referencing details	Height of mast Age Condition
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables, cable tray, control buildings , external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Masts
CG Code	860A44
Specific	Steel angle framing
Descriptive	Heavy duty towers
Tech1	Tapering from individual leg foundations
Tech2	105m
Unit size	-
Unit of measurement	m
ERC	£16,504
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding tower on plan and vertically tapering or of stepped construction Leg, main and secondary bracing comprising steel angle sections, legs behind, of composite construction comprising 3 angle sections each. Mass concrete foundations to each leg. Complete with metal access ladders and intermediate platforms, lightening protection, obstruction warning lights and galvanised/painted finish. Construction to comply with BS8100 Typically the sides of the tower can be up to 17m on plan at base, with top section reducing to 1.5m on plan, and foundations for each leg of 10.0m2 X 3.5m deep.
Referencing details	Height of mast Age Condition
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables, cable tray, control buildings , external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts
CG Code	860A45
Specific	Steel angle framing
Descriptive	Heavy duty towers
Tech1	Tapering from individual leg foundations
Tech2	130m
Unit size	-
Unit of measurement	m
ERC	£19,518
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding tower on plan and vertically tapering or of stepped construction Leg, main and secondary bracing comprising steel angle sections, legs behind, of composite construction comprising 3 angle sections each. Mass concrete foundations to each leg. Complete with metal access ladders and intermediate platforms, lightening protection, obstruction warning lights and galvanised/painted finish. Construction to comply with BS8100 Typically the sides of the tower can be up to 17m on plan at base, with top section reducing to 1.5m on plan, and foundations for each leg of 10.0m2 X 3.5m deep.
Referencing details	Height of mast Age Condition
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables, cable tray, control buildings , external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts
CG Code	860A46
Specific	Steel angle framing
Descriptive	Heavy duty towers
Tech1	Tapering from individual leg foundations
Tech2	150m
Unit size	-
Unit of measurement	m
ERC	£21,928
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding tower on plan and vertically tapering or of stepped construction Leg, main and secondary bracing comprising steel angle sections, legs behind, of composite construction comprising 3 angle sections each. Mass concrete foundations to each leg. Complete with metal access ladders and intermediate platforms, lightening protection, obstruction warning lights and galvanised/painted finish. Construction to comply with BS8100 Typically the sides of the tower can be up to 17m on plan at base, with top section reducing to 1.5m on plan, and foundations for each leg of 10.0m2 X 3.5m deep.
Referencing details	Height of mast Age Condition
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables, cable tray, control buildings, external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Masts
CG Code	860A09
Specific	Metal Column
Descriptive	Lamp post
Tech1	Base diam <0.25m
Tech2	Up to 12m
Unit size	-
Unit of measurement	Each
ERC	£10,497
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Light duty poles similar in construction to street lamp posts with a base diameter not exceeding 0.25m. Heights usually from 6m - 12m. Micro cells sites often on public highway verges or pavements. Aerials often concealed in small tube at the top of the pole.
Referencing details	Measure height and note cabinets adjacent. Consider age.
Cost information notes	Includes 2 cabinets, foundations, electricity and cabling.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables, cabins, electrical connections, external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

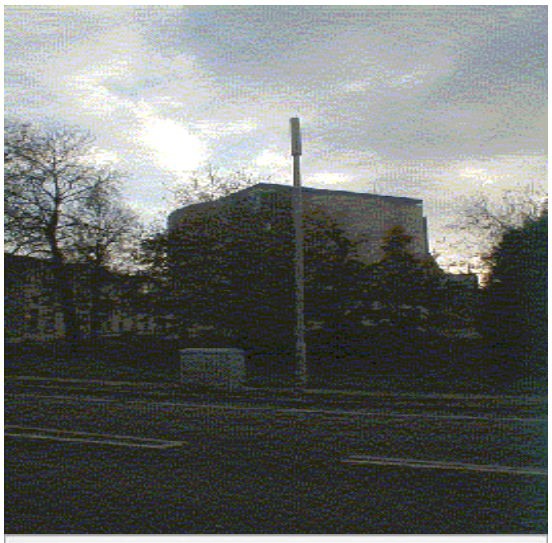

Photo2

Photo3

Back

Generic Category	Masts
CG Code	860A20
Specific	Lattice - light duty
Descriptive	Tubular metal framing - triangular or square
Tech1	Base width from 1.0m to 7.0m
Tech2	15m
Unit size	-
Unit of measurement	m
ERC	£1,952
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding tower, triangular or square on plan, comprising galvanized tubular steel legs with lattice work rod or angle section bracing struts. Mass concrete foundations or individual concrete bases to all legs and complete lightning protection and triangular steel mount. Heights range from 15-60m. Typically the sides of a triangular shaped tower can be up to 7m on plan at base and the tower can comprise of 6m long sections.
Referencing details	Height of mast Sizes of foundation blocks Age
Cost information notes	Includes normal foundation
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables, cable tray, control buildings , external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts
CG Code	860A21
Specific	Lattice - light duty
Descriptive	Tubular metal framing - triangular or square
Tech1	Base width from 1.0m to 7.0m
Tech2	20m
Unit size	-
Unit of measurement	m
ERC	£1,867
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding tower, triangular or square on plan, comprising galvanized tubular steel legs with lattice work rod or angle section bracing struts. Mass concrete foundations or individual concrete bases to all legs and complete lightning protection and triangular steel mount. Heights range from 15-60m. Typically the sides of a triangular shaped tower can be up to 7m on plan at base and the tower can comprise of 6m long sections.
Referencing details	Height of mast Sizes of foundation blocks Age
Cost information notes	Includes normal foundation
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables, cable tray, control buildings , external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts
CG Code	860A22
Specific	Lattice - light duty
Descriptive	Tubular metal framing - triangular or square
Tech1	Base width from 1.0m to 7.0m
Tech2	25m
Unit size	-
Unit of measurement	m
ERC	£1,867
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding tower, triangular or square on plan, comprising galvanized tubular steel legs with lattice work rod or angle section bracing struts. Mass concrete foundations or individual concrete bases to all legs and complete lightning protection and triangular steel mount. Heights range from 15-60m. Typically the sides of a triangular shaped tower can be up to 7m on plan at base and the tower can comprise of 6m long sections.
Referencing details	Height of mast Sizes of foundation blocks Age
Cost information notes	Includes normal foundation
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables, cable tray, control buildings , external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts
CG Code	860A23
Specific	Lattice - light duty
Descriptive	Tubular metal framing - triangular or square
Tech1	Base width from 1.0m to 7.0m
Tech2	30m
Unit size	-
Unit of measurement	m
ERC	£1,889
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding tower, triangular or square on plan, comprising galvanized tubular steel legs with lattice work rod or angle section bracing struts. Mass concrete foundations or individual concrete bases to all legs and complete lightning protection and triangular steel mount. Heights range from 15-60m. Typically the sides of a triangular shaped tower can be up to 7m on plan at base and the tower can comprise of 6m long sections.
Referencing details	Height of mast Sizes of foundation blocks Age
Cost information notes	Includes normal foundation
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables, cable tray, control buildings , external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts
CG Code	860A24
Specific	Lattice - light duty
Descriptive	Tubular metal framing - triangular or square
Tech1	Base width from 1.0m to 7.0m
Tech2	36m
Unit size	-
Unit of measurement	m
ERC	£2,177
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding tower, triangular or square on plan, comprising galvanized tubular steel legs with lattice work rod or angle section bracing struts. Mass concrete foundations or individual concrete bases to all legs and complete lightning protection and triangular steel mount. Heights range from 15-60m. Typically the sides of a triangular shaped tower can be up to 7m on plan at base and the tower can comprise of 6m long sections.
Referencing details	Height of mast Sizes of foundation blocks Age
Cost information notes	Includes normal foundation
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables, cable tray, control buildings , external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts
CG Code	860A25
Specific	Lattice - light duty
Descriptive	Tubular metal framing - triangular or square
Tech1	Base width from 1.0m to 7.0m
Tech2	40m
Unit size	-
Unit of measurement	m
ERC	£2,320
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding tower, triangular or square on plan, comprising galvanized tubular steel legs with lattice work rod or angle section bracing struts. Mass concrete foundations or individual concrete bases to all legs and complete lightning protection and triangular steel mount. Heights range from 15-60m. Typically the sides of a triangular shaped tower can be up to 7m on plan at base and the tower can comprise of 6m long sections.
Referencing details	Height of mast Sizes of foundation blocks Age
Cost information notes	Includes normal foundation
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables, cable tray, control buildings , external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts
CG Code	860A26
Specific	Lattice - light duty
Descriptive	Tubular metal framing - triangular or square
Tech1	Base width from 1.0m to 7.0m
Tech2	45m
Unit size	-
Unit of measurement	m
ERC	£2,414
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding tower, triangular or square on plan, comprising galvanized tubular steel legs with lattice work rod or angle section bracing struts. Mass concrete foundations or individual concrete bases to all legs and complete lightning protection and triangular steel mount. Heights range from 15-60m. Typically the sides of a triangular shaped tower can be up to 7m on plan at base and the tower can comprise of 6m long sections.
Referencing details	Height of mast Sizes of foundation blocks Age
Cost information notes	Includes normal foundation
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables, cable tray, control buildings , external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Masts
CG Code	860A27
Specific	Lattice - light duty
Descriptive	Tubular metal framing - triangular or square
Tech1	Base width from 1.0m to 7.0m
Tech2	50m
Unit size	-
Unit of measurement	m
ERC	£2,533
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding tower, triangular or square on plan, comprising galvanized tubular steel legs with lattice work rod or angle section bracing struts. Mass concrete foundations or individual concrete bases to all legs and complete lightning protection and triangular steel mount. Heights range from 15-60m. Typically the sides of a triangular shaped tower can be up to 7m on plan at base and the tower can comprise of 6m long sections.
Referencing details	Height of mast Sizes of foundation blocks Age
Cost information notes	Includes normal foundation
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables, cable tray, control buildings , external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Masts
CG Code	860A28
Specific	Lattice - light duty
Descriptive	Tubular metal framing - triangular or square
Tech1	Base width from 1.0m to 7.0m
Tech2	55m
Unit size	-
Unit of measurement	m
ERC	£2,698
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding tower, triangular or square on plan, comprising galvanized tubular steel legs with lattice work rod or angle section bracing struts. Mass concrete foundations or individual concrete bases to all legs and complete lightning protection and triangular steel mount. Heights range from 15-60m. Typically the sides of a triangular shaped tower can be up to 7m on plan at base and the tower can comprise of 6m long sections.
Referencing details	Height of mast Sizes of foundation blocks Age
Cost information notes	Includes normal foundation
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables, cable tray, control buildings , external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts
CG Code	860A29
Specific	Lattice - light duty
Descriptive	Tubular metal framing - triangular or square
Tech1	Base width from 1.0m to 7.0m
Tech2	60m
Unit size	-
Unit of measurement	m
ERC	£2,841
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding tower, triangular or square on plan, comprising galvanized tubular steel legs with lattice work rod or angle section bracing struts. Mass concrete foundations or individual concrete bases to all legs and complete lightning protection and triangular steel mount. Heights range from 15-60m. Typically the sides of a triangular shaped tower can be up to 7m on plan at base and the tower can comprise of 6m long sections.
Referencing details	Height of mast Sizes of foundation blocks Age
Cost information notes	Includes normal foundation
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables, cable tray, control buildings , external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts
CG Code	860A18
Specific	Steel angle framing
Descriptive	Medium duty towers
Tech1	Tapering height
Tech2	20m
Unit size	-
Unit of measurement	m
ERC	£2,318
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding tower square on plan and vertically tapering to approx 3/4 height or sometimes of stepped construction. Legs and bracing both comprise steel angular sections. Mass concrete foundations to each leg. Complete with metal access ladders and rest platforms at 20m intervals, lightning conductor, obstruction warning lights and galvanised/painted finish. Typical range 45-90m
Referencing details	Measure height Age
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables, cable tray, control buildings , external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts
CG Code	860A19
Specific	Steel angle framing
Descriptive	Medium duty towers
Tech1	Tapering height
Tech2	35m
Unit size	-
Unit of measurement	m
ERC	£2,433
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding tower square on plan and vertically tapering to approx 3/4 height or sometimes of stepped construction. Legs and bracing both comprise steel angular sections. Mass concrete foundations to each leg. Complete with metal access ladders and rest platforms at 20m intervals, lightning conductor, obstruction warning lights and galvanised/painted finish. Typical range 45-90m
Referencing details	Measure height Age
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables, cable tray, control buildings , external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts
CG Code	860A30
Specific	Steel angle framing
Descriptive	Medium duty towers
Tech1	Tapering height
Tech2	45m
Unit size	-
Unit of measurement	m
ERC	£2,850
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding tower, triangular or square on plan, comprising galvanized tubular steel legs with lattice work rod or angle section bracing struts. Mass concrete foundations or individual concrete bases to all legs and complete lightning protection and triangular steel mount. Heights range from 15-60m. Typically the sides of a triangular shaped tower can be up to 7m on plan at base and the tower can comprise of 6m long sections.
Referencing details	Measure height Age
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables, cable tray, control buildings , external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts
CG Code	860A31
Specific	Steel angle framing
Descriptive	Medium duty towers
Tech1	Tapering height
Tech2	60m
Unit size	-
Unit of measurement	m
ERC	£4,162
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding tower, triangular or square on plan, comprising galvanized tubular steel legs with lattice work rod or angle section bracing struts. Mass concrete foundations or individual concrete bases to all legs and complete lightning protection and triangular steel mount. Heights range from 15-60m. Typically the sides of a triangular shaped tower can be up to 7m on plan at base and the tower can comprise of 6m long sections.
Referencing details	Measure height Age
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables, cable tray, control buildings , external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts
CG Code	860A32
Specific	Steel angle framing
Descriptive	Medium duty towers
Tech1	Tapering height
Tech2	75m
Unit size	-
Unit of measurement	m
ERC	£4,469
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding tower, triangular or square on plan, comprising galvanized tubular steel legs with lattice work rod or angle section bracing struts. Mass concrete foundations or individual concrete bases to all legs and complete lightning protection and triangular steel mount. Heights range from 15-60m. Typically the sides of a triangular shaped tower can be up to 7m on plan at base and the tower can comprise of 6m long sections.
Referencing details	Measure height Age
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables, cable tray, control buildings , external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts
CG Code	860A33
Specific	Steel angle framing
Descriptive	Medium duty towers
Tech1	Tapering height
Tech2	90m
Unit size	-
Unit of measurement	m
ERC	£5,167
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding tower, triangular or square on plan, comprising galvanized tubular steel legs with lattice work rod or angle section bracing struts. Mass concrete foundations or individual concrete bases to all legs and complete lightning protection and triangular steel mount. Heights range from 15-60m. Typically the sides of a triangular shaped tower can be up to 7m on plan at base and the tower can comprise of 6m long sections.
Referencing details	Measure height Age
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables, cable tray, control buildings , external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts
CG Code	860A01
Specific	Metal Column
Descriptive	Heavy duty
Tech1	Base diam 0.5m - 1.0m
Tech2	15m
Unit size	-
Unit of measurement	m
ERC	£1,285
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Base diameter not less than 0.45m and not exceeding 1.0m. Usually same diameter for the full height but can taper. Headframe for sector aerials and ladders or climbing pegs included. Occasionally exceeds 20m height. Artificial tree type pole requires increase from basic pole cost.
Referencing details	Note height, type and age.
Cost information notes	For artificial tree type add 50% to basic cost
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables. cable tray, cabins, external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

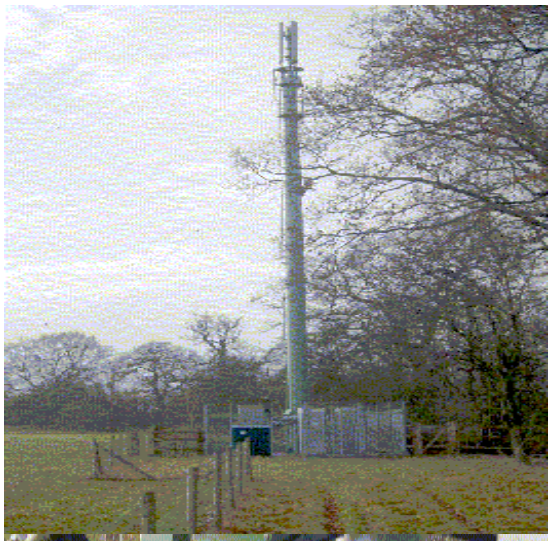

Photo2

Photo3

Back

Generic Category	Masts
CG Code	860A02
Specific	Metal Column
Descriptive	Heavy duty
Tech1	Base diam 0.5m - 1.0m
Tech2	20m
Unit size	-
Unit of measurement	m
ERC	£1,251
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Base diameter not less than 0.45m and not exceeding 1.0m. Usually same diameter for the full height but can taper. Headframe for sector aerials and ladders or climbing pegs included. Occasionally exceeds 20m height. Artificial tree type pole requires increase from basic pole cost.
Referencing details	Note height, type and age.
Cost information notes	For artificial tree type add 50% to basic cost
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables. cable tray, cabins, external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

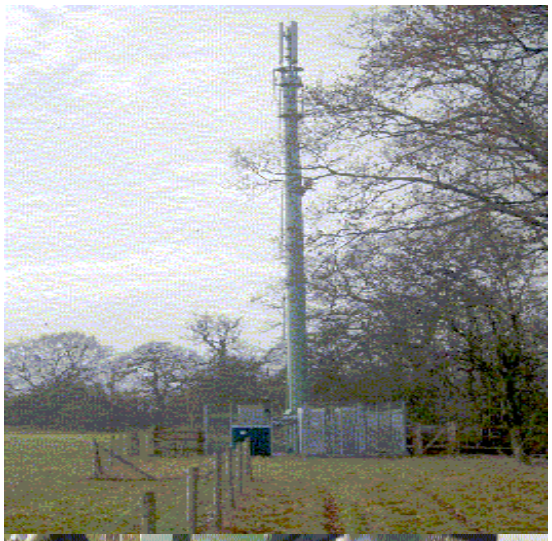

Photo2

Photo3

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Generic Category	Masts
CG Code	860A03
Specific	Metal Column
Descriptive	Heavy duty
Tech1	Base diam 0.5m - 1.0m
Tech2	25m
Unit size	-
Unit of measurement	m
ERC	£1,406
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Base diameter not less than 0.45m and not exceeding 1.0m. Usually same diameter for the full height but can taper. Headframe for sector aerials and ladders or climbing pegs included. Occasionally exceeds 20m height. Artificial tree type pole requires increase from basic pole cost.
Referencing details	Note height, type and age.
Cost information notes	For artificial tree type add 50% to basic cost
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables. cable tray, cabins, external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

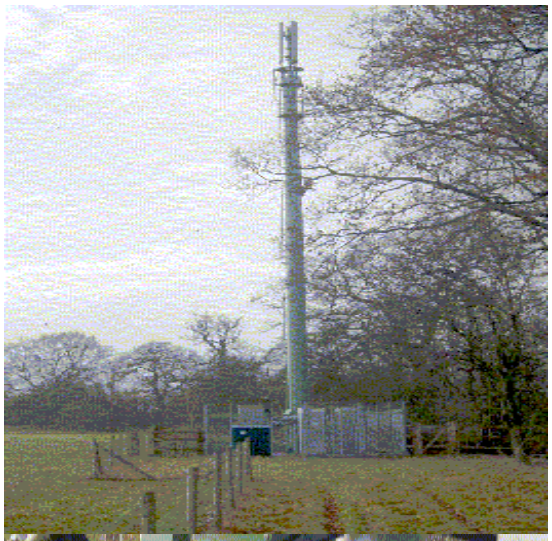

Photo2

Photo3

Back

Generic Category	Masts
CG Code	860A04
Specific	Metal Column
Descriptive	Heavy duty
Tech1	Base diam 0.5m - 1.0m
Tech2	30m
Unit size	-
Unit of measurement	m
ERC	£1,650
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Base diameter not less than 0.45m and not exceeding 1.0m. Usually same diameter for the full height but can taper. Headframe for sector aerials and ladders or climbing pegs included. Occasionally exceeds 20m height. Artificial tree type pole requires increase from basic pole cost.
Referencing details	Note height, type and age.
Cost information notes	For artificial tree type add 50% to basic cost
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables. cable tray, cabins, external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

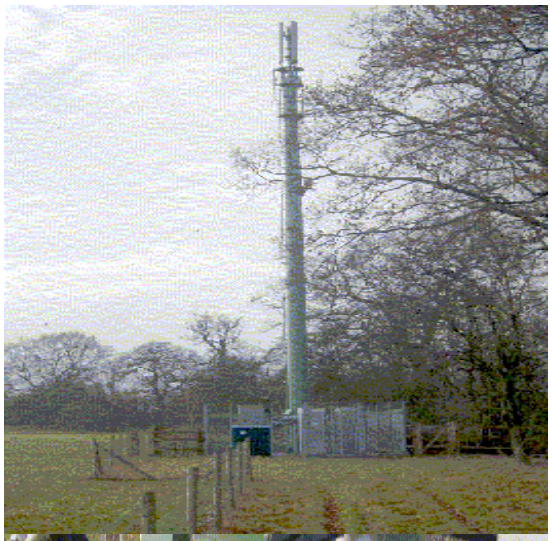

Photo2

Photo3

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Generic Category	Masts
CG Code	860A80
Specific	Metal Column
Descriptive	Heavy duty
Tech1	Base diam 0.5m - 1.0m
Tech2	10m
Unit size	-
Unit of measurement	m
ERC	£1,476
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Base diameter not less than 0.45m and not exceeding 1.0m. Usually same diameter for the full height but can taper. Headframe for sector aerials and ladders or climbing pegs included. Occasionally exceeds 20m height. Artificial tree type pole requires increase from basic pole cost.
Referencing details	Note height and type Age
Cost information notes	For artificial tree type add 50% to basic cost
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables. cable tray, cabins, external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

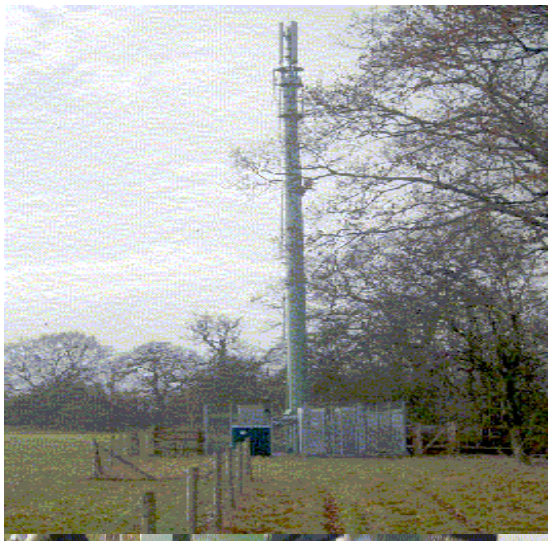

Photo2

Photo3

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Generic Category	Masts
CG Code	860A81
Specific	Metal Column
Descriptive	Heavy duty
Tech1	Base diam 0.5m - 1.0m
Tech2	40m
Unit size	-
Unit of measurement	m
ERC	£1,876
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Base diameter not less than 0.45m and not exceeding 1.0m. Usually same diameter for the full height but can taper. Headframe for sector aerials and ladders or climbing pegs included. Occasionally exceeds 20m height. Artificial tree type pole requires increase from basic pole cost.
Referencing details	Note height and type Age
Cost information notes	For artificial tree type add 50% to basic cost
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables. cable tray, cabins, external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

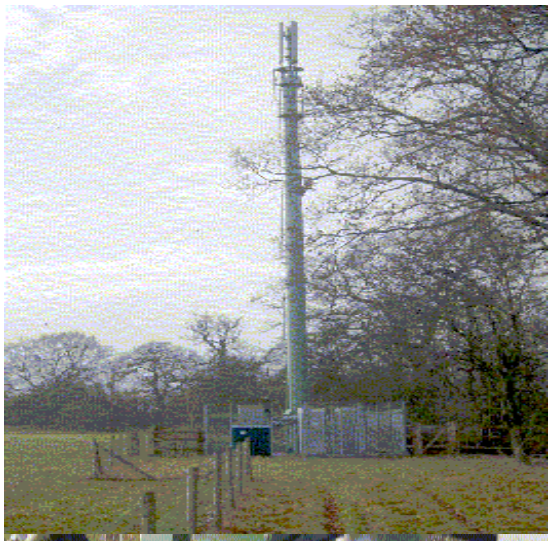

Photo2

Photo3

Back

Generic Category	Masts
CG Code	860A07
Specific	Metal Column
Descriptive	Light duty
Tech1	Base diam 0.3m - 0.4m
Tech2	15m
Unit size	-
Unit of measurement	m
ERC	£625
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Base diameter usually between 0.2 and 0.4m, tapers towards top. More substantial than small lamp post type. No Headframe but occasionally tuning fork array. No ladder. Generally between 10 to 20m.
Referencing details	Measure height and diameter.
Cost information notes	Includes foundation cost
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables, cabins, electrical connections, external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical mast
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts
CG Code	860A08
Specific	Metal Column
Descriptive	Light duty
Tech1	Base diam 0.3m - 0.4m
Tech2	20m
Unit size	-
Unit of measurement	m
ERC	£556
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Base diameter usually between 0.2 and 0.4m, tapers towards top. More substantial than small lamp post type. No Headframe but occasionally tuning fork array. No ladder. Generally between 10 to 20m.
Referencing details	Measure height and diameter.
Cost information notes	Includes foundation cost
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables, cabins, electrical connections, external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts
CG Code	860A85
Specific	Metal Column
Descriptive	Light duty
Tech1	Base diam 0.3m - 0.4m
Tech2	10m
Unit size	-
Unit of measurement	m
ERC	£863
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Base diameter usually between 0.2 and 0.4m, tapers towards top. More substantial than small lamp post type. No Headframe but occasionally "tuning fork" array. No ladder. Generally between 10 to 20m.
Referencing details	Measure height age
Cost information notes	Includes foundation cost
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables, cabins, external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts
CG Code	860A05
Specific	Metal Column
Descriptive	Medium duty - tapers to top
Tech1	Base diam 0.4m - 0.5m
Tech2	15m
Unit size	-
Unit of measurement	m
ERC	£1,077
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Base diameter usually between 0.4 and 0.5m, tapers towards top. Typically replaces tuning fork pole. Usually no significant Headframe or ladder. Generally between 15 m -20m.
Referencing details	Measure height and diameter.
Cost information notes	Includes foundation cost
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables, cabins, electrical connections, external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts
CG Code	860A06
Specific	Metal Column
Descriptive	Medium duty - tapers to top
Tech1	Base diam 0.4m - 0.5m
Tech2	20m
Unit size	-
Unit of measurement	m
ERC	£1,059
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Base diameter usually between 0.4 and 0.5m, tapers towards top. Typically replaces tuning fork pole. Usually no significant Headframe or ladder. Generally between 15 m -20m.
Referencing details	Measure height and diameter.
Cost information notes	Includes foundation cost
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables, cabins, electrical connections, external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Masts
CG Code	860A82
Specific	Metal Column
Descriptive	Medium duty - tapers to top
Tech1	Base diam 0.4m - 0.5m
Tech2	10m
Unit size	-
Unit of measurement	m
ERC	£1,372
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Base diameter usually between 0.4 and 0.5m, tapers towards top. Typically replaces tuning fork pole. Usually no sig Headframe or ladder. Generally between 15 m -20m
Referencing details	Measure height and diameter.
Cost information notes	Includes foundation cost
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables. cable tray, cabins, external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Masts
CG Code	860A83
Specific	Metal Column
Descriptive	Medium duty - tapers to top
Tech1	Base diam 0.4m - 0.5m
Tech2	25m
Unit size	-
Unit of measurement	m
ERC	£1,233
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Base diameter usually between 0.4 and 0.5m, tapers towards top. Typically replaces tuning fork pole. Usually no sig Headframe or ladder. Generally between 15 m -20m
Referencing details	Measure height and diameter.
Cost information notes	Includes foundation cost
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables, cabins, electrical connections, external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Masts
CG Code	860A84
Specific	Metal Column
Descriptive	Medium duty - tapers to top
Tech1	Base diam 0.4m - 0.5m
Tech2	30m
Unit size	-
Unit of measurement	m
ERC	£1,355
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Base diameter usually between 0.4 and 0.5m, tapers towards top. Typically replaces tuning fork pole. Usually no sig Headframe or ladder. Generally between 15 m -20m
Referencing details	Measure height and diameter.
Cost information notes	Includes foundation cost
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables, cabins, electrical connections, external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts
CG Code	86PU01
Specific	PICO units
Descriptive	Wall mounted
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£389
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A picocell provides more targeted coverage specific to a particular environment such as within a building. These are normally found inside buildings where coverage is poor or where there are a high number of users such as airport terminals, train stations or shopping centres. They are designed to service specific requirements, hotels, conference centres, floors in buildings, and individual businesses/companies. The power levels are far lower than that of a micro cell determined by the specific requirements of facility to be covered. The coverage is significantly less than micro cells, but antennae can provide 360 degree short distance coverage or uni-directional coverage dependent upon design of site.
Referencing details	Per Unit
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	Standby electrical power, cables
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Masts
CG Code	860B15
Specific	Rooftops
Descriptive	Main support structures
Tech1	Including control cabinets
Tech2	Including electrical connections
Unit size	-
Unit of measurement	Each
ERC	£52,107
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Includes cables and steel supporting structures, but excludes cabins. Based on 3 arrays.
Referencing details	-
Cost information notes	Based on typical roof installation
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	Cabins standby electrical generation
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical water tower installation with 2 main masts
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Masts
CG Code	860A13
Specific	Rooftops
Descriptive	Small scale installation
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£1,262
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Includes cables and steel supporting structures, but excludes cabins. Based on 3 arrays.
Referencing details	-
Cost information notes	Based on typical roof installation
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cabins standby electrical generation
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical water tower installation with 2 main masts
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Masts
CG Code	860A16
Specific	Site Clearance and Preparation
Descriptive	-
Tech1	-
Tech2	-
Unit size	Cost for 100 m²
Unit of measurement	Each
ERC	£55
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Clearing site vegetation such as bushes, scrub, undergrowth, hedges and trees including stumps not exceeding 500mm girth.
Referencing details	-
Cost information notes	Excludes cable trays and other supports, cable ducts and external works
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Masts, external works, cables, cable tray , standby electrical power.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts
CG Code	860A90
Specific	Slim tubular lattice tower
Descriptive	Self supporting
Tech1	Base width from 1.0m to 7.0m
Tech2	15m
Unit size	-
Unit of measurement	m
ERC	£1,029
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Lattice mast vary in construction and base width but are usually formed from angle iron or tubular steel braced sections. Base widths vary up to 7.0m and can be either square or tripod section. Triangular or circular head frames supporting sector arrays of aerials and microwave dishes are common as are rest platforms and safety ladders. Lattice masts are usually galvanised.
Referencing details	Measure height age
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables, cabins, external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts
CG Code	860A91
Specific	Slim tubular lattice tower
Descriptive	Self supporting
Tech1	Base width from 1.0m to 7.0m
Tech2	20m
Unit size	-
Unit of measurement	m
ERC	£1,224
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Lattice mast vary in construction and base width but are usually formed from angle iron or tubular steel braced sections. Base widths vary up to 7.0m and can be either square or tripod section. Triangular or circular head frames supporting sector arrays of aerials and microwave dishes are common as are rest platforms and safety ladders. Lattice masts are usually galvanised.
Referencing details	Measure height age
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables, cabins, external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

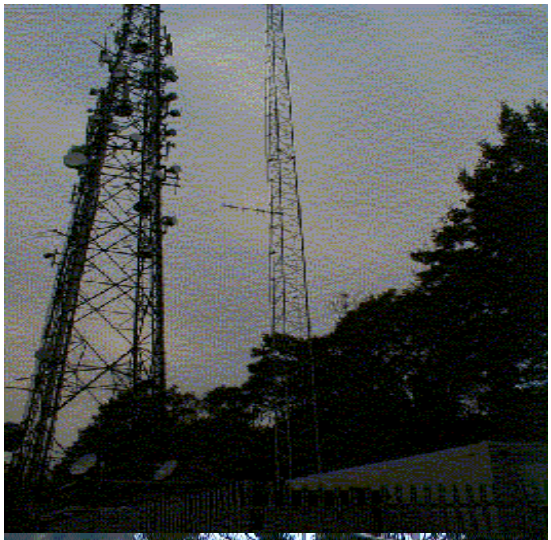

Photo2

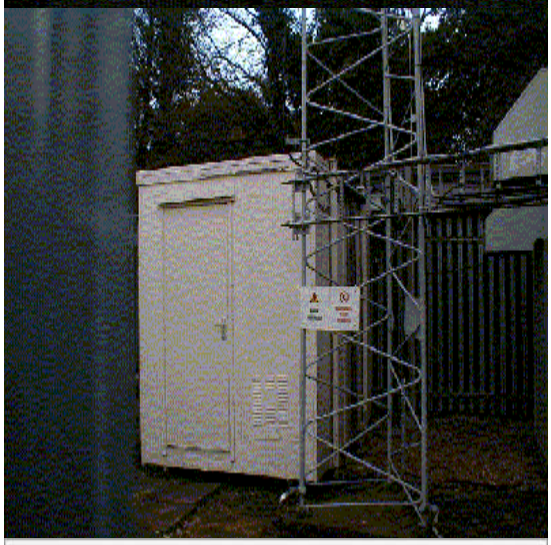

Photo3

Back

Generic Category	Masts
CG Code	860A92
Specific	Slim tubular lattice tower
Descriptive	Self supporting
Tech1	Base width from 1.0m to 7.0m
Tech2	25m
Unit size	-
Unit of measurement	m
ERC	£1,213
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Lattice mast vary in construction and base width but are usually formed from angle iron or tubular steel braced sections. Base widths vary up to 7.0m and can be either square or tripod section. Triangular or circular head frames supporting sector arrays of aerials and microwave dishes are common as are rest platforms and safety ladders. Lattice masts are usually galvanised.
Referencing details	Measure height age
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables, cabins, external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

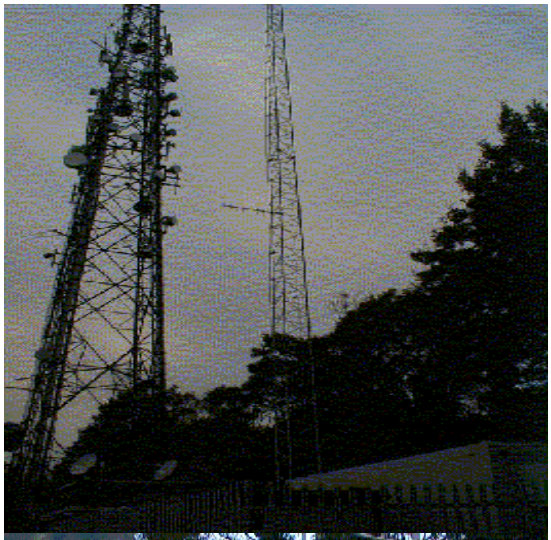

Photo2

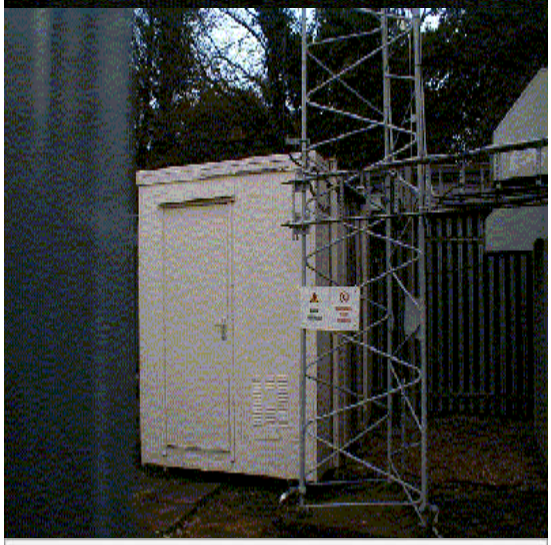

Photo3

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Generic Category	Masts
CG Code	860A93
Specific	Slim tubular lattice tower
Descriptive	Self supporting
Tech1	Base width from 1.0m to 7.0m
Tech2	30m
Unit size	-
Unit of measurement	m
ERC	£987
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Lattice mast vary in construction and base width but are usually formed from angle iron or tubular steel braced sections. Base widths vary up to 7.0m and can be either square or tripod section. Triangular or circular head frames supporting sector arrays of aerials and microwave dishes are common as are rest platforms and safety ladders. Lattice masts are usually galvanised.
Referencing details	Measure height age
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables, cabins, external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

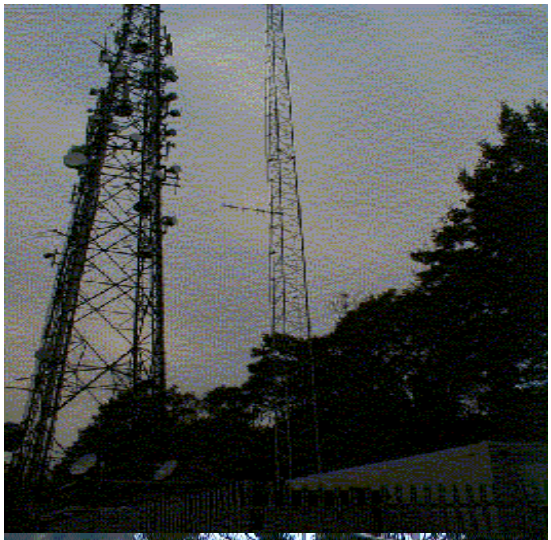

Photo2

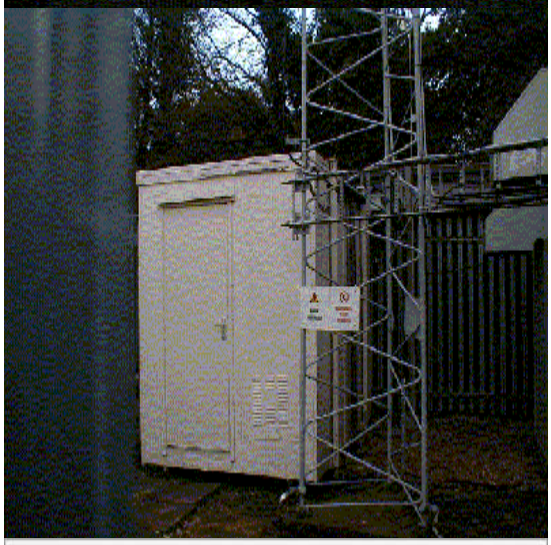

Photo3

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Generic Category	Masts
CG Code	860A11
Specific	Small cabinets
Descriptive	1.5m x 1.0m x 1.50m ht
Tech1	Excludes foundations
Tech2	Pair of doors.
Unit size	-
Unit of measurement	Each
ERC	£4,469
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Cabinets are constructed of steel outer and inner panels with foam insulation and timber reinforcement as appropriate. Finished with either plastic coating to minimise corrosion or stainless steel for optimum performance in extreme weather conditions, larger sizes have stainless steel floor panels. Doors are made of composite panels with locking handles, stainless steel hinges and door restraints. Up to 1.5m2 total area.
Referencing details	Note size
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables, cabins, electrical connections, external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Masts
CG Code	860A55
Specific	Stayed hollow pole
Descriptive	4m diam metal cylinder
Tech1	310m ht
Tech2	-
Unit size	-
Unit of measurement	m
ERC	£12,332
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	4 M diameter metal cylinder. 310 to 380 m height sitting on mass concrete foundations 10 m deep - may also have piling depending on location Supported by 3 sets of double guys of steel wire, fixed to individual concrete bases 4m X 6m X 4m deep. Mast contains an internal steelwork structure with lift system and ladder. Painted external finish
Referencing details	Measure height Age Number and sizes of foundation blocks
Cost information notes	Add for piling
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Buildings, cables, cable trays, standby electrical power, external works.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts
CG Code	860A56
Specific	Stayed hollow pole
Descriptive	4m diam metal cylinder
Tech1	380m ht
Tech2	-
Unit size	-
Unit of measurement	m
ERC	£13,461
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	4 M diameter metal cylinder. 310 to 380 m height sitting on mass concrete foundations 10 m deep - may also have piling depending on location Supported by 3 sets of double guys of steel wire, fixed to individual concrete bases 4m X 6m X 4m deep. Mast contains an internal steelwork structure with lift system and ladder. Painted external finish
Referencing details	Measure height Age Number and sizes of foundation blocks
Cost information notes	Add for piling
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Buildings, cables, cable trays, standby electrical power, external works.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Masts
CG Code	860A60
Specific	Stayed triangular lattice
Descriptive	Tubular steel frame
Tech1	Guy wires to fixed anchor blocks
Tech2	30m
Unit size	-
Unit of measurement	m
ERC	£2,060
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Lattice mast, triangular on plan, comprising 3 legs of galvanised tubular steel, cross braced with welded metal bars and mounted on a steel base pin encased in concrete pedestal 2m high. All on mass concrete foundation. Mast supported by four sets of triple guys of steel wire, each set fixed to a concrete anchor block. Complete with lightning conductor, cable tray inside structure and galvanised paint finish.
Referencing details	Measure height Age
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Control buildings, cables, cable tray
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts
CG Code	860A61
Specific	Stayed triangular lattice
Descriptive	Tubular steel frame
Tech1	Guy wires to fixed anchor blocks
Tech2	45m
Unit size	-
Unit of measurement	m
ERC	£2,544
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Lattice mast, triangular on plan, comprising 3 legs of galvanised tubular steel, cross braced with welded metal bars and mounted on a steel base pin encased in concrete pedestal 2m high. All on mass concrete foundation. Mast supported by four sets of triple guys of steel wire, each set fixed to a concrete anchor block. Complete with lightning conductor, cable tray inside structure and galvanised paint finish.
Referencing details	Measure height Age
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Control buildings, cables, cable tray
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts
CG Code	860A62
Specific	Stayed triangular lattice
Descriptive	Tubular steel frame
Tech1	Guy wires to fixed anchor blocks
Tech2	90m
Unit size	-
Unit of measurement	m
ERC	£3,998
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Lattice mast, triangular on plan, comprising 3 legs of galvanised tubular steel, cross braced with welded metal bars and mounted on a steel base pin encased in concrete pedestal 2m high. All on mass concrete foundation. Mast supported by four sets of triple guys of steel wire, each set fixed to a concrete anchor block. Complete with lightning conductor, cable tray inside structure and galvanised paint finish.
Referencing details	Measure height Age
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Control buildings, cables, cable tray
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts
CG Code	860A63
Specific	Stayed triangular lattice
Descriptive	Tubular steel frame
Tech1	Guy wires to fixed anchor blocks
Tech2	135m
Unit size	-
Unit of measurement	m
ERC	£5,452
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Lattice mast, triangular on plan, comprising 3 legs of galvanised tubular steel, cross braced with welded metal bars and mounted on a steel base pin encased in concrete pedestal 2m high. All on mass concrete foundation. Mast supported by four sets of triple guys of steel wire, each set fixed to a concrete anchor block. Complete with lightning conductor, cable tray inside structure and galvanised paint finish.
Referencing details	Measure height Age
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Control buildings, cables, cable tray
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts
CG Code	860A64
Specific	Stayed triangular lattice
Descriptive	Tubular steel frame
Tech1	Guy wires to fixed anchor blocks
Tech2	180m
Unit size	-
Unit of measurement	m
ERC	£6,906
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Lattice mast, triangular on plan, comprising 3 legs of galvanised tubular steel, cross braced with welded metal bars and mounted on a steel base pin encased in concrete pedestal 2m high. All on mass concrete foundation. Mast supported by four sets of triple guys of steel wire, each set fixed to a concrete anchor block. Complete with lightning conductor, cable tray inside structure and galvanised paint finish.
Referencing details	Measure height Age
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Control buildings, cables, cable tray
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts
CG Code	860A65
Specific	Stayed triangular lattice
Descriptive	Tubular steel frame
Tech1	Guy wires to fixed anchor blocks
Tech2	225m
Unit size	-
Unit of measurement	m
ERC	£8,358
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Lattice mast, triangular on plan, comprising 3 legs of galvanised tubular steel, cross braced with welded metal bars and mounted on a steel base pin encased in concrete pedestal 2m high. All on mass concrete foundation. Mast supported by four sets of triple guys of steel wire, each set fixed to a concrete anchor block. Complete with lightning conductor, cable tray inside structure and galvanised paint finish.
Referencing details	Measure height Age
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Control buildings, cables, cable tray
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts
CG Code	860A66
Specific	Stayed triangular lattice
Descriptive	Tubular steel frame
Tech1	Guy wires to fixed anchor blocks
Tech2	270m
Unit size	-
Unit of measurement	m
ERC	£9,812
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Lattice mast, triangular on plan, comprising 3 legs of galvanised tubular steel, cross braced with welded metal bars and mounted on a steel base pin encased in concrete pedestal 2m high. All on mass concrete foundation. Mast supported by four sets of triple guys of steel wire, each set fixed to a concrete anchor block. Complete with lightning conductor, cable tray inside structure and galvanised paint finish.
Referencing details	Measure height Age
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Control buildings, cables, cable tray
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts
CG Code	860A67
Specific	Stayed triangular lattice
Descriptive	Tubular steel frame
Tech1	Guy wires to fixed anchor blocks
Tech2	315m
Unit size	-
Unit of measurement	m
ERC	£11,266
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Lattice mast, triangular on plan, comprising 3 legs of galvanised tubular steel, cross braced with welded metal bars and mounted on a steel base pin encased in concrete pedestal 2m high. All on mass concrete foundation. Mast supported by four sets of triple guys of steel wire, each set fixed to a concrete anchor block. Complete with lightning conductor, cable tray inside structure and galvanised paint finish.
Referencing details	Measure height Age
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Control buildings, cables, cable tray
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts
CG Code	860AU1
Specific	Metal Column
Descriptive	Street furniture poles
Tech1	Base diam 0.25m - 0.30m
Tech2	10m
Unit size	-
Unit of measurement	m
ERC	£990
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Base diameter usually between 0.25 and 0.30m, straight-line profile. Slightly more substantial than lamp post type, no ladder. No Headframe but can have straight or bulbous tubes containing aerials. Generally 10.0m to 25.0m but can go to 30m.
Referencing details	Measure height and base diameter Age
Cost information notes	Includes foundation cost
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cabinets, cable ducts, cables, electrical connections
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts
CG Code	860AU2
Specific	Metal Column
Descriptive	Street furniture poles
Tech1	Base diam 0.25m - 0.30m
Tech2	12m
Unit size	-
Unit of measurement	m
ERC	£903
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Base diameter usually between 0.25 and 0.30m, straight-line profile. Slightly more substantial than lamp post type, no ladder. No Headframe but can have straight or bulbous tubes containing aerials. Generally 10.0m to 25.0m but can go to 30m.
Referencing details	Measure height and base diameter Age
Cost information notes	Includes foundation cost
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cabinets, cable ducts, cables, electrical connections
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts
CG Code	860AU3
Specific	Metal Column
Descriptive	Street furniture poles
Tech1	Base diam 0.25m - 0.30m
Tech2	15m
Unit size	-
Unit of measurement	m
ERC	£903
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Base diameter usually between 0.25 and 0.30m, straight-line profile. Slightly more substantial than lamp post type, no ladder. No Headframe but can have straight or bulbous tubes containing aerials. Generally 10.0m to 25.0m but can go to 30m.
Referencing details	Measure height and base diameter Age
Cost information notes	Includes foundation cost
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cabinets, cable ducts, cables, electrical connections
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts
CG Code	860AU4
Specific	Metal Column
Descriptive	Street furniture poles
Tech1	Base diam 0.25m - 0.30m
Tech2	20m
Unit size	-
Unit of measurement	m
ERC	£817
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Base diameter usually between 0.25 and 0.30m, straight-line profile. Slightly more substantial than lamp post type, no ladder. No Headframe but can have straight or bulbous tubes containing aerials. Generally 10.0m to 25.0m but can go to 30m.
Referencing details	Measure height and base diameter Age
Cost information notes	Includes foundation cost
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cabinets, cable ducts, cables, electrical connections
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts
CG Code	860AU5
Specific	Metal Column
Descriptive	Street furniture poles
Tech1	Base diam 0.25m - 0.30m
Tech2	25m
Unit size	-
Unit of measurement	m
ERC	£747
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Base diameter usually between 0.25 and 0.30m, straight-line profile. Slightly more substantial than lamp post type, no ladder. No Headframe but can have straight or bulbous tubes containing aerials. Generally 10.0m to 25.0m but can go to 30m.
Referencing details	Measure height and base diameter Age
Cost information notes	Includes foundation cost
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cabinets, cable ducts, cables, electrical connections
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts
CG Code	860A10
Specific	Traffic master pole
Descriptive	With 2 small cabinets
Tech1	Includes electrical connections
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£1,495
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Very light duty poles supporting one or two infra red traffic monitoring cameras and associated aerials located at sides of main trunk roads. Usually less than 6m height. Always painted dark blue.
Referencing details	Record height and estimate age.
Cost information notes	Includes 2 cabinets, foundations, electricity and cabling.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables, cabins, electrical connections, external works
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts - radiator
CG Code	860A70
Specific	Radiator
Descriptive	Light duty guyed
Tech1	Angle steel frame ; Guy wires to fixed anchor blocks
Tech2	30m
Unit size	-
Unit of measurement	m
ERC	£3,224
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Typically used for radio transmissions. These are generally a light tripod section live mast, sections about 0.20m. NOT TO be confused with the heavy duty guyed mast (STLM) which may have section in excess of 2m length and of very substantial construction. Guyed mast radiators tend to be unmanned sites.
Referencing details	Record height, number of guy wires and sizes of foundation blocks. Lightning conductors .
Cost information notes	Adopt 70% of the cost of a similar sized Stayed Triangular Lattice Mast
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables and ducts, cabins, standby electrical equipment.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts - radiator
CG Code	860A71
Specific	Radiator
Descriptive	Light duty guyed
Tech1	Angle steel frame ; Guy wires to fixed anchor blocks
Tech2	45m
Unit size	-
Unit of measurement	m
ERC	£3,520
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Typically used for radio transmissions. These are generally a light tripod section live mast, sections about 0.20m. NOT TO be confused with the heavy duty guyed mast (STLM) which may have section in excess of 2m length and of very substantial construction. Guyed mast radiators tend to be unmanned sites.
Referencing details	Record height, number of guy wires and sizes of foundation blocks. Lightning conductors .
Cost information notes	Adopt 70% of the cost of a similar sized Stayed Triangular Lattice Mast
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables and ducts, cabins, standby electrical equipment.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts - radiator
CG Code	860A72
Specific	Radiator
Descriptive	Light duty guyed
Tech1	Angle steel frame ; Guy wires to fixed anchor blocks
Tech2	90m
Unit size	-
Unit of measurement	m
ERC	£4,352
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Typically used for radio transmissions. These are generally a light tripod section live mast, sections about 0.20m. NOT TO be confused with the heavy duty guyed mast (STLM) which may have section in excess of 2m length and of very substantial construction. Guyed mast radiators tend to be unmanned sites.
Referencing details	Record height, number of guy wires and sizes of foundation blocks. Lightning conductors .
Cost information notes	Adopt 70% of the cost of a similar sized Stayed Triangular Lattice Mast
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables and ducts, cabins, standby electrical equipment.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts - radiator
CG Code	860A73
Specific	Radiator
Descriptive	Light duty guyed
Tech1	Angle steel frame ; Guy wires to fixed anchor blocks
Tech2	135m
Unit size	-
Unit of measurement	m
ERC	£6,508
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Typically used for radio transmissions. These are generally a light tripod section live mast, sections about 0.20m. NOT TO be confused with the heavy duty guyed mast (STLM) which may have section in excess of 2m length and of very substantial construction. Guyed mast radiators tend to be unmanned sites.
Referencing details	Record height, number of guy wires and sizes of foundation blocks. Lightning conductors .
Cost information notes	Adopt 70% of the cost of a similar sized Stayed Triangular Lattice Mast
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables and ducts, cabins, standby electrical equipment.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts - radiator
CG Code	860A74
Specific	Radiator
Descriptive	Light duty guyed
Tech1	Angle steel frame ; Guy wires to fixed anchor blocks
Tech2	180m
Unit size	-
Unit of measurement	m
ERC	£8,954
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Typically used for radio transmissions. These are generally a light tripod section live mast, sections about 0.20m. NOT TO be confused with the heavy duty guyed mast (STLM) which may have section in excess of 2m length and of very substantial construction. Guyed mast radiators tend to be unmanned sites.
Referencing details	Record height, number of guy wires and sizes of foundation blocks. Lightning conductors .
Cost information notes	Adopt 70% of the cost of a similar sized Stayed Triangular Lattice Mast
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables and ducts, cabins, standby electrical equipment.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts - radiator
CG Code	860A75
Specific	Radiator
Descriptive	Light duty guyed
Tech1	Angle steel frame ; Guy wires to fixed anchor blocks
Tech2	225m
Unit size	-
Unit of measurement	m
ERC	£11,738
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Typically used for radio transmissions. These are generally a light tripod section live mast, sections about 0.20m. NOT TO be confused with the heavy duty guyed mast (STLM) which may have section in excess of 2m length and of very substantial construction. Guyed mast radiators tend to be unmanned sites.
Referencing details	Record height, number of guy wires and sizes of foundation blocks. Lightning conductors .
Cost information notes	Adopt 70% of the cost of a similar sized Stayed Triangular Lattice Mast
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables and ducts, cabins, standby electrical equipment.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Masts - radiator
CG Code	860A76
Specific	Radiator
Descriptive	Light duty guyed
Tech1	Angle steel frame ; Guy wires to fixed anchor blocks
Tech2	270m
Unit size	-
Unit of measurement	m
ERC	£14,529
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Typically used for radio transmissions. These are generally a light tripod section live mast, sections about 0.20m. NOT TO be confused with the heavy duty guyed mast (STLM) which may have section in excess of 2m length and of very substantial construction. Guyed mast radiators tend to be unmanned sites.
Referencing details	Record height, number of guy wires and sizes of foundation blocks. Lightning conductors .
Cost information notes	Adopt 70% of the cost of a similar sized Stayed Triangular Lattice Mast
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables and ducts, cabins, standby electrical equipment.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Masts - radiator
CG Code	860A77
Specific	Radiator
Descriptive	Light duty guyed
Tech1	Angle steel frame ; Guy wires to fixed anchor blocks
Tech2	315m
Unit size	-
Unit of measurement	m
ERC	£17,307
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Typically used for radio transmissions. These are generally a light tripod section live mast, sections about 0.20m. NOT TO be confused with the heavy duty guyed mast (STLM) which may have section in excess of 2m length and of very substantial construction. Guyed mast radiators tend to be unmanned sites.
Referencing details	Record height, number of guy wires and sizes of foundation blocks. Lightning conductors .
Cost information notes	Adopt 70% of the cost of a similar sized Stayed Triangular Lattice Mast
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Cables and ducts, cabins, standby electrical equipment.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical masts
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Mechanised coal depots
CG Code	52A00K
Specific	Handling
Descriptive	Bagging Plant
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£692
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Cost is for a typical bagging shed found at mechanised coal depots but also other mineral handling and bagging plants. The cost provided is for a typical steel portal framed structure which is frequently two storey to provide access to lorries from hoppers on the second floor. The upper part is normally clad with plasticoated steel profile sheeting to roof and walls. The shed can also feature concrete loading ramps, lean to roof over the loading canopy. Cost includes electric light and power.
Referencing details	Measure to GEA m2
Cost information notes	Based on Industrial Building 7m Eaves; uninsulated. Excludes external works or any plant & machinery
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Conveyors, trestles, pits, walkways, hopper supports if separate from frame of building
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 and 2 Typical coal bagging plant buildings
Photo notes	-

Photo1

Photo2

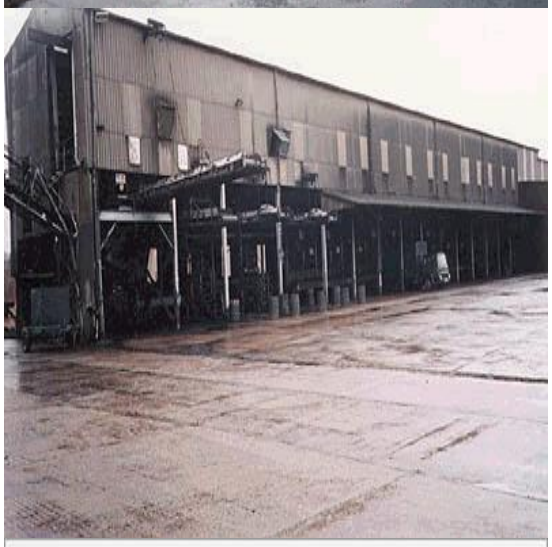

Photo3

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Generic Category	Mechanised coal depots
CG Code	52A00A
Specific	Haulage House
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£934
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The cost is for a typical basic quality haulage engine shed found at mainly coal industry properties but can be found at other older industrial complexes. Portal Frame, Uninsulated Metal Clad walls & roof, concrete foundations & floor. Can be open fronted with metal mesh screen or enclosed with framed steel door access. The shed will normally have electric light and power. Typical dimensions are buildings up to 35 m2 in foot print and 2.75m high to eaves.
Referencing details	Measure to GEA m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Haulage Machinery
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical example of small clad building to house haulage machinery
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Mechanised coal depots
CG Code	52A00F
Specific	Wagon Unloading
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£846
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The cost is for a basic rail wagon unloading shed. Typically a steel portal frame, plasticoated steel sheet cladding to walls and roof, open ended for access. Also, a concrete floor but some can include a tippler pit. No electrics. 7m high to ridge.
Referencing details	Measure to GEA m2
Cost information notes	Cost is for building construction only and excludes rail tracks, buffers, pits
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Rail track, buffers and pits.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical example of basic wagon unloading sheds
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Mess Buildings - Canteens
CG Code	40F00A
Specific	Detached
Descriptive	Single storey
Tech1	up to 3m height internally
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,314
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Reinforced concrete strip foundations with concrete ground slab Frame: Steel: Roof: Pitched roof with profiled metal sheeting External Walls: Brick /block cavity Windows and Doors: Aluminium windows, double glazed powder coated. Internal Walls: Brick/block or plasterboard stud partitions with softwood doors and frames. Internal Finishes: Emulsion paint to plastered walls and ceilings, vinyl flooring to wet areas, and food preparation area and carpet tiles to remainder. Building Services: Full gas central heating to steel panel radiators, air supply and extract system, general lighting and power, fire alarms, emergency lighting reasonable standard of sanitary appliances. Accommodation: Detached Mess building with kitchen, severy, dining room, tea bar, toilets, conference room, training room, first aid, consulting and treatment rooms.
Referencing details	Measure to GEA
Cost information notes	Exclude: External works and services All loose fixtures and fittings
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description -

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Mess Buildings - Canteens
CG Code	40F00F
Specific	Detached
Descriptive	Single storey
Tech1	up to 3.5m height internally
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,325
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Reinforced concrete strip foundations with concrete ground slab Frame: Steel: Roof: Pitched roof with profiled metal sheeting External Walls: Brick /block cavity Windows and Doors: Aluminium windows, double glazed powder coated. Internal Walls: Brick/block or plasterboard stud partitions with softwood doors and frames. Internal Finishes: Emulsion paint to plastered walls and ceilings, vinyl flooring to wet areas, and food preparation area and carpet tiles to remainder. Building Services: Full gas central heating to steel panel radiators, air supply and extract system, general lighting and power, fire alarms, emergency lighting reasonable standard of sanitary appliances. Accommodation: Detached Mess building with kitchen, severy, dining room, tea bar, toilets, conference room, training room, first aid, consulting and treatment rooms.
Referencing details	Measure to GEA
Cost information notes	Exclude: External works and services All loose fixtures and fittings
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description -

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Mess Buildings - Canteens
CG Code	40F00K
Specific	Detached
Descriptive	Single storey
Tech1	up to 4m height internally
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,338
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Reinforced concrete strip foundations with concrete ground slab Frame: Steel: Roof: Pitched roof with profiled metal sheeting External Walls: Brick /block cavity Windows and Doors: Aluminium windows, double glazed powder coated. Internal Walls: Brick/block or plasterboard stud partitions with softwood doors and frames. Internal Finishes: Emulsion paint to plastered walls and ceilings, vinyl flooring to wet areas, and food preparation area and carpet tiles to remainder. Building Services: Full gas central heating to steel panel radiators, air supply and extract system, general lighting and power, fire alarms, emergency lighting reasonable standard of sanitary appliances. Accommodation: Detached Mess building with kitchen, severy, dining room, tea bar, toilets, conference room, training room, first aid, consulting and treatment rooms.
Referencing details	Measure to GEA
Cost information notes	Exclude: External works and services All loose fixtures and fittings
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description -

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Mess Buildings - Canteens
CG Code	40F00P
Specific	Detached
Descriptive	Two storey
Tech1	up to 3m height internally
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,466
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Reinforced concrete strip foundations with concrete ground slab Frame: Steel: Roof: Pitched roof with profiled metal sheeting External Walls: Brick /block cavity Windows and Doors: Aluminium windows, double glazed powder coated. Internal Walls: Brick/block or plasterboard stud partitions with softwood doors and frames. Staircase feature mild steel perforated treads metal balustrading, handrail timber or metal. Internal Finishes: Emulsion paint to plastered walls and ceilings, vinyl flooring to wet areas, and food preparation area and carpet tiles to remainder. Building Services: Full gas central heating to steel panel radiators, air supply and extract system, general lighting and power, fire alarms, emergency lighting reasonable standard of sanitary appliances. Accommodation: Detached Mess building with kitchen, severy, dining room, tea bar, toilets, conference room, training room, first aid, consulting and treatment rooms.
Referencing details	Measure to GEA
Cost information notes	Exclude: External works and services All loose fixtures and fittings
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description -

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Mess Buildings - Canteens
CG Code	40F00U
Specific	Detached
Descriptive	Two storey
Tech1	up to 3.5m height internally
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,490
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Reinforced concrete strip foundations with concrete ground slab Frame: Steel: Roof: Pitched roof with profiled metal sheeting External Walls: Brick /block cavity Windows and Doors: Aluminium windows, double glazed powder coated. Internal Walls: Brick/block or plasterboard stud partitions with softwood doors and frames. Staircase feature mild steel perforated treads metal balustrading, handrail timber or metal. Internal Finishes: Emulsion paint to plastered walls and ceilings, vinyl flooring to wet areas, and food preparation area and carpet tiles to remainder. Building Services: Full gas central heating to steel panel radiators, air supply and extract system, general lighting and power, fire alarms, emergency lighting reasonable standard of sanitary appliances. Accommodation: Detached Mess building with kitchen, severy, dining room, tea bar, toilets, conference room, training room, first aid, consulting and treatment rooms.
Referencing details	Measure to GEA
Cost information notes	Exclude: External works and services All loose fixtures and fittings
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description -

Photo notes -

Photo1

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Generic Category	Mess Buildings - Canteens
CG Code	40F00Z
Specific	Detached
Descriptive	Two storey
Tech1	up to 4m height internally
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,517
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Reinforced concrete strip foundations with concrete ground slab Frame: Steel: Roof: Pitched roof with profiled metal sheeting External Walls: Brick /block cavity Windows and Doors: Aluminium windows, double glazed powder coated. Internal Walls: Brick/block or plasterboard stud partitions with softwood doors and frames. Staircase feature mild steel perforated treads metal balustrading, handrail timber or metal. Internal Finishes: Emulsion paint to plastered walls and ceilings, vinyl flooring to wet areas, and food preparation area and carpet tiles to remainder. Building Services: Full gas central heating to steel panel radiators, air supply and extract system, general lighting and power, fire alarms, emergency lighting reasonable standard of sanitary appliances. Accommodation: Detached Mess building with kitchen, severy, dining room, tea bar, toilets, conference room, training room, first aid, consulting and treatment rooms.
Referencing details	Measure to GEA
Cost information notes	Exclude: External works and services All loose fixtures and fittings
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description -

Photo notes -

Photo1

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Generic Category	Museums and Art Galleries
CG Code	63500E
Specific	Basic Quality
Descriptive	Basic Quality Museum and Art Galleries.
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£3,282
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Local Authority museums - conversions of domestic or commercial premises to museum use where display areas are likely to be restricted in size
Referencing details	GEA m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

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Generic Category	Museums and Art Galleries
CG Code	63500L
Specific	Basic Storage
Descriptive	Storage of robust items
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£384
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Basic storage of robust items such as agricultural machinery, archaeological or mineralogical items, maintenance huts etc. Small steel framed warehouse type with secure access and no heating
Referencing details	GEA m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Museums and Art Galleries
CG Code	63500J
Specific	Bulk Storage
Descriptive	Modern aircraft hangars, automotive or rail storage
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£644
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Steel framed warehouse type with secure access and temperature control.
Referencing details	GEA m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

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Generic Category	Museums and Art Galleries
CG Code	63500A
Specific	High Quality
Descriptive	Modern state of the art, including Millenium projects
Tech1	Trophy Architecture
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£5,102
Superseded codes	STS023
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	National Museums and Galleries as VA British Museums, Tate
Referencing details	GEA m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

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Generic Category	Museums and Art Galleries
CG Code	63500D
Specific	Medium Quality
Descriptive	Medium Quality Local Authority and Private Museums
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£4,372
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Purpose built medium standard Local Authority or Private Museums.
Referencing details	GEA m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

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Generic Category	Museums and Art Galleries
CG Code	63500G
Specific	Purpose Built, Non Specialist Archives
Descriptive	High Quality Storage
Tech1	Secure, air-conditioned storage facilities
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,932
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	High Quality Storage (i.e. Secured, air-conditioned storage facilities).
Referencing details	GEA m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Offices (Fitting out)
CG Code	34000E
Specific	Cat B (Previously Cat A - Major)
Descriptive	Cat B is the complete fit out also known as 'Plug & play' - An office ready for occupation
Tech1	Cost of Cat B is added to Code 34000A & 34000C to give a complete build up from Inception to Cat B fit out
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£398
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A Cat B fit out can include additional items such as Wall, Floor & Ceiling decorated to certain styles, Floorings, Workstations, furniture, door & window treatments, Lighting, partitioning. (NB Not Costed: Cat B plus - A tailor made solution to identify the needs of the business, with style & creativity, design & brand detailing)
Referencing details	-
Cost information notes	Cost is the difference between Cat A & Cat B fit outs
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Offices (Fitting out)
CG Code	34000C
Specific	Cat A (Previously Cat A - Medium)
Descriptive	Construction costs to develop a shell & Core office space to fitted out Cat A
Tech1	Cost of Cat A is to be added to Code 34000A for complete cost of build up from inception to Cat A
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£627
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Usually the Mechanical & Electrical services will be in place, such as, Electrical outlets, Heating & Air conditioning, toilets, raised access floors, suspended ceilings, fire protection systems & basic decorations. A blank canvas.
Referencing details	-
Cost information notes	Note: there is a term used by some landords called Cat A plus, this is where the landlord provides basic office equipment, sometimes referred to a 'Plug & play'. Whilst having the same fit out as a Cat B, it will not be the same quality or specific to the company
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Offices (Fitting out)
CG Code	34000A
Specific	Shell & Core (Previously Cat A - Minor)
Descriptive	A building framework that appears complete from the outside, is watertight and is ready to have all services such as power, lighting & heating installed, interior walls boarded & plastered, floors in place & the interior fit out completed
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,245
Superseded codes	STS025
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Shell & Core is a solid building structure but little else. A building bare and gutted of any interior fittings, fixtures, electrical & mechanical work - the brickwork shell space. Although the office is a shell, looking like a bare construction site, the common areas will be completed, e.g. lifts, toilets and building reception. Usually core areas are completed ready for incoming tenants
Referencing details	-
Cost information notes	See Photo for example of Shell & Core
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Offices in Industrial Complexes
CG Code	42P03A
Specific	Administration
Descriptive	100 to 500m2
Tech1	Single storey
Tech2	Basic Quality
Unit size	-
Unit of measurement	m2
ERC	£977
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	These are for occupation in industrial locations such as oil refineries, cement and chemical works etc. Building Construction: Foundations: Strip or trench fill concrete with 200mm reinforced, insulated concrete floor slab. Frame: None: Roof: Pitched roof with concrete interlocking tiles uPVC rainwater system. External Walls: Brick and block cavity walls with internal painted blockwork finish. Windows and Doors: Double glazed uPVC windows, Heavy duty softwood external doors. Internal Walls: Metal stud partitions painted plasterboard finish with softwood doors and frames. Internal Finishes: Emulsion paint to plasterboard ceilings, vinyl flooring. Building Services: Heating wall mounted electric heaters, general lighting and power. Surface mounted in trunking. Basic sanitary arrangements and tea point.
Referencing details	Measure to GEA
Cost information notes	Exclude: External works and all loose fixture and fittings.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Suspended ceiling add using code 42P0V1; Flat roof deduct using code 42P0V2. Shared wall with adjoining property deduct 5-7% construction costs depending on short or long wall and proportions of walls.

Photo description -

Photo notes -

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Offices in Industrial Complexes
CG Code	42P04A
Specific	Administration
Descriptive	100 to 500m2
Tech1	2 to 3 storey
Tech2	Basic Quality
Unit size	-
Unit of measurement	m2
ERC	£946
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	These are for occupation in industrial locations such as oil refineries, cement and chemical works etc. Building Construction: Foundations: Strip or trench fill concrete with 200mm reinforced, insulated concrete floor slab. Frame: None: Roof: Pitched roof with concrete interlocking tiles uPVC rainwater system. External Walls: Brick and block cavity walls with internal painted blockwork finish. Windows and Doors: Double glazed uPVC windows, Heavy duty softwood external doors. Internal Walls: Metal stud partitions painted plasterboard finish with softwood doors and frames. Internal Finishes: Emulsion paint to plasterboard ceilings, vinyl flooring. Building Services: Heating wall mounted electric heaters, general lighting and power. Surface mounted in trunking. Basic sanitary arrangements and tea point.
Referencing details	Measure to GEA
Cost information notes	Exclude: External works and all loose fixture and fittings.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	8 person lift add codes 335000 (Lift) & 211A01 (Shaft), use 335000 for platform lift only . Suspended ceiling add using code 42P0V1; Flat roof deduct using code 42P0V2. Additional storey no impact on cost. Shared wall with adjoining property deduct 5-7% construction costs depending on short or long wall and proportions of walls.
Photo description	Two storey office building basic quality
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Offices in Industrial Complexes
CG Code	42P05A
Specific	Administration
Descriptive	>500m2
Tech1	Single storey
Tech2	Basic Quality
Unit size	-
Unit of measurement	m2
ERC	£981
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	These are for occupation in industrial locations such as oil refineries, cement and chemical works etc Building Construction: Foundations: Strip or trench fill concrete with 200mm reinforced, insulated concrete floor slab. Frame: None: Roof: Pitched roof with concrete interlocking tiles uPVC rainwater system. External Walls: Brick and block cavity walls with internal plasterboard finish painted. Windows and Doors: Double glazed uPVC windows, Heavy duty softwood external doors. Internal Walls: Metal stud partitions painted plasterboard finish with softwood doors and frames. Internal Finishes: Emulsion paint to plasterboard ceilings, vinyl flooring. Building Services: Central heating to steel panel radiators. General lighting and power, surface mounted in trunking. Basic sanitary arrangements and tea point.
Referencing details	Measure to GEA
Cost information notes	Exclude: External works and all loose fixture and fittings.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Suspended ceiling add using code 42P0V1; Flat roof deduct using code 42P0V2. Shared wall with adjoining property deduct 5-7% construction costs depending on short or long wall and proportions of walls.

Photo description -

Photo notes -

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Offices in Industrial Complexes
CG Code	42P06A
Specific	Administration
Descriptive	>500m2
Tech1	2 to 3 storey
Tech2	Basic Quality
Unit size	-
Unit of measurement	m2
ERC	£947
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	These are for occupation in industrial locations such as oil refineries, cement and chemical works etc Building Construction: Foundations: Strip or trench fill concrete with 200mm reinforced, insulated concrete floor slab. Upper Floors: Composite pre cast concrete floors screed topping. Frame: None: Roof: Pitched roof with concrete interlocking tiles uPVC rainwater system. External Walls: Brick and block cavity walls with internal plasterboard finish painted. Windows and Doors: Double glazed uPVC windows, Heavy duty softwood external doors. Internal Walls: Metal stud partitions painted plasterboard finish with softwood doors and frames. Internal Finishes: Emulsion paint to plasterboard ceilings, vinyl flooring. Building Services: Central heating to steel panel radiators. General lighting and power, surface mounted in trunking. Basic sanitary arrangements and tea point. Lifts not included
Referencing details	Measure to GEA
Cost information notes	Exclude: External works and all loose fixture and fittings.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	8 person lift add codes 335000 (Lift) & 211A01 (Shaft), use 335000 for platform lift only . Suspended ceiling add using code 42P0V1; Flat roof deduct using code 42P0V2. Additional storey no impact on cost. Shared wall with adjoining property deduct 5-7% construction costs depending on short or long wall and proportions of walls.
Photo description	Two storey office building basic quality
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Offices in Industrial Complexes
CG Code	42P04K
Specific	Administration
Descriptive	100 to 500m2
Tech1	2 to 3 storey
Tech2	High Quality
Unit size	-
Unit of measurement	m2
ERC	£1,854
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	These are for occupation in industrial locations such as oil refineries, cement and chemical works etc. Building Construction: Foundations: Strip or trench fill concrete with 200mm reinforced, insulated concrete floor slab. Upper floors; Composite precast concrete with screed topping. Frame: None: Roof: Pitched roof with steel trusses and aluminium profiled composite cladding. External Walls: Brick and block cavity walls with internal plasterboard, painted finish. Up to 40% unitised curtain walling system aluminium powder coated finish. Windows and Doors: Automatic revolving double glazed entrance door. Double glazed aluminium windows. Internal Walls: Metal stud partitions painted plasterboard finish with veneered doors and softwood frames. Internal Finishes: Concealed grid medium quality suspended ceiling tiles approx. 80% of floor area. Emulsion paint to plasterboard ceilings, vinyl / carpet tile flooring. Building Services: Air conditioning cooling, ventilation and heating, Cat 2 modular recessed office lighting and generous power and IT outlets. Sanitary accommodation above minimum HSE requirements and modern design. Well equipped kitchen. 8 person lift above standard stainless steel finish mirrors panelling etc.
Referencing details	Measure to GEA
Cost information notes	Exclude: External works and all loose fixture and fittings.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Each additional 8 person lift codes 335000 (Lift) & 211A01 (Shaft), use 335000 for platform lift only. Raised access floors 150mm high steel finish medium grade add using 31F1T5, and 31F1TA for heavy duty. Additional storey no impact on cost.
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Offices in Industrial Complexes
CG Code	42P06K
Specific	Administration
Descriptive	> 500m2
Tech1	2 to 3 storey
Tech2	High Quality
Unit size	-
Unit of measurement	m2
ERC	£1,653
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	These are for occupation in industrial locations such as oil refineries, cement and chemical works etc. Building Construction: Foundations: Strip or trench fill concrete with 200mm reinforced, insulated concrete floor slab. Upper floors: Composite precast concrete with screed topping. Frame: None: Roof: Pitched roof with steel trusses and aluminium profiled composite cladding. External Walls: Brick and block cavity walls with internal plasterboard, painted finish. Up to 40% unitized curtain walling system aluminium powder coated finish. Windows and Doors: Automatic revolving double glazed entrance door. Double glazed aluminium windows. Internal Walls: Metal stud partitions painted plasterboard finish with veneered doors and softwood frames. Internal Finishes: Concealed grid medium quality suspended ceiling tiles approx. 80% of floor area. Emulsion paint to plasterboard ceilings, vinyl / carpet tile flooring. Building Services: Air conditioning cooling, ventilation and heating, Cat 2 modular recessed office lighting and generous power and IT outlets. Sanitary accommodation above min HSE requirements and modern design. Well equipped kitchen. 8 person lift above standard stainless steel finish mirrors panelling etc.
Referencing details	Measure to GEA
Cost information notes	Exclude: External works and all loose fixture and fittings.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Each additional 8 person lift codes 335000 (Lift) & 211A01 (Shaft), use 335000 for platform lift only. Raised access floors 150mm high steel finish medium grade add using 31F1T5, and 31F1TA for heavy duty. Additional storey no impact on cost.
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Offices in Industrial Complexes
CG Code	42P04F
Specific	Administration
Descriptive	2 to 3 storey
Tech1	100 to 500m2
Tech2	Medium Quality
Unit size	-
Unit of measurement	m2
ERC	£1,602
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The office buildings dealt with in this category are not usually constructed for letting. They are for owner occupation in industrial locations such as oil refineries, cement and chemical works etc. Building Construction: Foundations: Strip or trench fill concrete with 200mm reinforced, insulated concrete floor slab. Upper floors: Composite precast concrete with screed topping. Frame: None: Roof: Pitched roof with steel trusses and aluminium profiled composite cladding. External Walls: Brick and block cavity walls with internal plasterboard, painted finish. Up to 25% stick glazed curtain walling system. Windows and Doors: Automatic double glazed entrance door. Double glazed aluminium windows. Internal Walls: Metal stud partitions painted plasterboard finish with veneered doors and softwood frames. Internal Finishes: Exposed grid medium quality suspended ceiling tiles approx. 80% of floor area. Emulsion paint to plasterboard ceilings, vinyl / carpet tile flooring. Building Services: Full gas central heating to steel panel radiators, general lighting and power. Basic sanitary arrangements and tea point. 8 person lift included basis stainless steel finish.
Referencing details	Measure to GEA
Cost information notes	Exclude: External works and all loose fixture and fittings.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Each additional 8 person lift codes 335000 (Lift) & 211A01 (Shaft), use 335000 for platform lift only. No suspended ceilings deduct using code 42P0V1; Raised access floors 150mm high steel finish medium grade add using 31F1T5, and 31F1TA for heavy duty. Additional storey no impact on cost. Shared wall with adjoining property deduct 5-7% construction costs depending on short or long wall and proportions of walls.
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

Generic Category	Offices in Industrial Complexes	Back
CG Code	42P06F	
Specific	Administration	
Descriptive	> 500m2	
Tech1	2 to 3 storey	
Tech2	Medium Quality	
Unit size	-	
Unit of measurement	m2	
ERC	£1,466	
Superseded codes	-	
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00	
Description	These are for occupation in industrial locations such as oil refineries, cement and chemical works etc Building Construction: Foundations: Strip or trench fill concrete with 200mm reinforced, insulated concrete floor slab. Upper floors precast composite concrete with screed topping. Frame: None: Roof: Pitched roof with steel trusses and aluminium profiled composite cladding. External Walls: Brick and block cavity walls with internal plasterboard, painted finish. Up to 25% stick glazed curtain walling system. Windows and Doors: Automatic double glazed entrance door. Double glazed aluminium windows. Internal Walls: Metal stud partitions painted plasterboard finish with veneered doors and softwood frames. Internal Finishes: Exposed grid medium quality suspended ceiling tiles approx. 80% of floor area. Emulsion paint to plasterboard ceilings, vinyl / carpet tile flooring. Building Services: Full gas central heating to steel panel radiators, general lighting and power. Basic sanitary arrangements and tea point. 8 person lift included basic stainless steel finish.	
Referencing details	Measure to GEA	
Cost information notes	Exclude: External works and all loose fixture and fittings.	
rateable element	-	
non rateable element	-	
Adjusted Plant and Machinery	-	
Number of items adjusted	-	

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Each additional 8 person lift codes 335000 (Lift) & 211A01 (Shaft), use 335000 for platform lift only. Raised access floors 150mm high steel finish medium grade add using 31F1T5, and 31F1TA for heavy duty. Additional storey no impact on cost.
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Offices in Industrial Complexes
CG Code	42P40V
Specific	Plant Office
Descriptive	Within Industrial Building
Tech1	Basic quality
Tech2	Single Storey 100m2
Unit size	-
Unit of measurement	m2
ERC	£404
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	100m2 Basic Engineer's Office within factory building. Block subdivided into 6No offices. Building Construction: Foundations: None blockwork off existing factory floor slab. Roof: None ceiling joists plasterboarded for fire protection, plywood deck. Windows and Doors: uPVC DG windows, Internal Walls: Fair faced blockwork walls, plasterboard ceilings painted, vinyl flooring. Building Services: Electric storage or wall mounted heating, general lighting and power.
Referencing details	Measure to GEA
Cost information notes	This ERC is an addition to the basic industrial rate which applies to the whole of the building, including the area the internal office block is set up on. Floor slab measured in Industrial Buildings measure ERC. Basic specification allow for additional floor and wall finishes if required.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Offices in Industrial Complexes
CG Code	42P22AA
Specific	Plant Office
Descriptive	Single storey
Tech1	100 - 250m2
Tech2	up to 2.75m height internally
Unit size	-
Unit of measurement	m2
ERC	£815
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Reinforced concrete strip foundations and insulated concrete floor slab on hardcore. Roof: Steel deck flat roof with mineral felt External Walls: Brick /block cavity walls with painted blockwork internally. Windows and Doors: uPVC Double Glazed windows and doors; Internal Walls: Blockwork walls. Internal Finishes: Emulsion paint to blockwork walls and plastered ceilings, carpet tiles to office accommodation and vinyl flooring to wet areas. Building Services: Electric storage or wall mounted heaters. General lighting and power, hot and cold water supplies, reasonable quality sanitary appliances with local ventilation to toilets. Air handling not provided to offices.
Referencing details	-
Cost information notes	Excludes external works
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	Pitched aluminium sheet roof add 42P0V3; Suspended ceiling add using code 42P0V1; Quarry tiled floors add using code 42P0V4. Central heating add using code 42P0V5. 5-7% of construction costs to be deducted for shared wall depending upon long or short side and proportions of the walls.
Photo description	Single storey office building flat roof
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Offices in Industrial Complexes
CG Code	42P22AF
Specific	Plant Office
Descriptive	Single storey
Tech1	100 - 250m2
Tech2	up to 3.0m height internally
Unit size	-
Unit of measurement	m2
ERC	£828
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Reinforced concrete strip foundations and insulated concrete floor slab on hardcore. Roof: Steel deck flat roof with mineral felt External Walls: Brick /block cavity walls with painted blockwork internally. Windows and Doors: uPVC Double Glazed windows and doors; Internal Walls: Blockwork walls. Internal Finishes: Emulsion paint to blockwork walls and plastered ceilings, carpet tiles to office accommodation and vinyl flooring to wet areas. Building Services: Electric storage or wall mounted heaters. General lighting and power, hot and cold water supplies, reasonable quality sanitary appliances with local ventilation to toilets. Air handling not provided to offices.
Referencing details	Measure to GEA
Cost information notes	Excludes external works
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	Pitched aluminium sheet roof add 42P0V3; Suspended ceiling add using code 42P0V1; Quarry tiled floors add using code 42P0V4. Central heating add using code 42P0V5. 5-7% of construction costs to be deducted for shared wall depending upon long or short side and proportions of the walls.
Photo description	Single storey office building flat roof
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Offices in Industrial Complexes
CG Code	42P22AK
Specific	Plant Office
Descriptive	Single storey
Tech1	100 - 250m2
Tech2	up to 3.5m height internally
Unit size	-
Unit of measurement	m2
ERC	£854
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Reinforced concrete strip foundations and insulated concrete floor slab on hardcore. Roof: Steel deck flat roof with mineral felt External Walls: Brick /block cavity walls with painted blockwork internally. Windows and Doors: uPVC Double Glazed windows and doors; Internal Walls: Blockwork walls. Internal Finishes: Emulsion paint to blockwork walls and plastered ceilings, carpet tiles to office accommodation and vinyl flooring to wet areas. Building Services: Electric storage or wall mounted heaters. General lighting and power, hot and cold water supplies, reasonable quality sanitary appliances with local ventilation to toilets. Air handling not provided to offices.
Referencing details	Measure to GEA
Cost information notes	Excludes external works
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	Pitched aluminium sheet roof add 42P0V3; Suspended ceiling add using code 42P0V1; Quarry tiled floors add using code 42P0V4. Central heating add using code 42P0V5. 5-7% of construction costs to be deducted for shared wall depending upon long or short side and proportions of the walls.
Photo description	Single storey office building flat roof
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Offices in Industrial Complexes
CG Code	42P22AP
Specific	Plant Office
Descriptive	Single storey
Tech1	100 - 250m2
Tech2	up to 4.0m height internally
Unit size	-
Unit of measurement	m2
ERC	£880
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Reinforced concrete strip foundations and insulated concrete floor slab on hardcore. Roof: Steel deck flat roof with mineral felt External Walls: Brick /block cavity walls with painted blockwork internally. Windows and Doors: uPVC Double Glazed windows and doors; Internal Walls: Blockwork walls. Internal Finishes: Emulsion paint to blockwork walls and plastered ceilings, carpet tiles to office accommodation and vinyl flooring to wet areas. Building Services: Electric storage or wall mounted heaters. General lighting and power, hot and cold water supplies, reasonable quality sanitary appliances with local ventilation to toilets. Air handling not provided to offices.
Referencing details	Measure to GEA
Cost information notes	Excludes external works
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	Pitched aluminium sheet roof add 42P0V3; Suspended ceiling add using code 42P0V1; Quarry tiled floors add using code 42P0V4. Central heating add using code 42P0V5. 5-7% of construction costs to be deducted for shared wall depending upon long or short side and proportions of the walls.
Photo description	Single storey office building flat roof
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Offices in Industrial Complexes
CG Code	42P22AU
Specific	Plant Office
Descriptive	Single storey
Tech1	100 - 250m2
Tech2	up to 4.5m height internally
Unit size	-
Unit of measurement	m2
ERC	£906
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Reinforced concrete strip foundations and insulated concrete floor slab on hardcore. Roof: Steel deck flat roof with mineral felt External Walls: Brick /block cavity walls with painted blockwork internally. Windows and Doors: uPVC Double Glazed windows and doors; Internal Walls: Blockwork walls. Internal Finishes: Emulsion paint to blockwork walls and plastered ceilings, carpet tiles to office accommodation and vinyl flooring to wet areas. Building Services: Electric storage or wall mounted heaters. General lighting and power, hot and cold water supplies, reasonable quality sanitary appliances with local ventilation to toilets. Air handling not provided to offices.
Referencing details	Measure to GEA
Cost information notes	Excludes external works
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	Pitched aluminium sheet roof add 42P0V3; Suspended ceiling add using code 42P0V1; Quarry tiled floors add using code 42P0V4. Central heating add using code 42P0V5. 5-7% of construction costs to be deducted for shared wall depending upon long or short side and proportions of the walls.
Photo description	Single storey office building flat roof
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Offices in Industrial Complexes
CG Code	42P30A
Specific	Plant Office
Descriptive	Single storey
Tech1	250 - 500m2
Tech2	up to 2.75m height internally
Unit size	-
Unit of measurement	m2
ERC	£767
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Reinforced concrete strip foundations and insulated concrete floor slab on hardcore. Roof: Steel deck flat roof with mineral felt External Walls: Brick /block cavity walls with painted blockwork internally. Windows and Doors: uPVC Double Glazed windows and doors; Internal Walls: Blockwork walls. Internal Finishes: Emulsion paint to blockwork walls and plastered ceilings, carpet tiles to office accommodation and vinyl flooring to wet areas. Building Services: Electric storage or wall mounted heaters. General lighting and power, hot and cold water supplies, reasonable quality sanitary appliances with local ventilation to toilets. Air handling not provided to offices.
Referencing details	Measure to GEA
Cost information notes	Excludes external works
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	Pitched aluminium sheet roof add 42P0V3; Suspended ceiling add using code 42P0V1; Quarry tiled floors add using code 42P0V4. Central heating add using code 42P0V5. 5-7% of construction costs to be deducted for shared wall depending upon long or short side and proportions of the walls.
Photo description	Single storey office building flat roof
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Offices in Industrial Complexes
CG Code	42P30F
Specific	Plant Office
Descriptive	Single storey
Tech1	250 - 500m2
Tech2	up to 3.0m height internally
Unit size	-
Unit of measurement	m2
ERC	£776
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Reinforced concrete strip foundations and insulated concrete floor slab on hardcore. Roof: Steel deck flat roof with mineral felt External Walls: Brick /block cavity walls with painted blockwork internally. Windows and Doors: uPVC Double Glazed windows and doors; Internal Walls: Blockwork walls. Internal Finishes: Emulsion paint to blockwork walls and plastered ceilings, carpet tiles to office accommodation and vinyl flooring to wet areas. Building Services: Electric storage or wall mounted heaters. General lighting and power, hot and cold water supplies, reasonable quality sanitary appliances with local ventilation to toilets. Air handling not provided to offices.
Referencing details	Measure to GEA
Cost information notes	Excludes external works
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	Pitched aluminium sheet roof add 42P0V3; Suspended ceiling add using code 42P0V1; Quarry tiled floors add using code 42P0V4. Central heating add using code 42P0V5. 5-7% of construction costs to be deducted for shared wall depending upon long or short side and proportions of the walls.
Photo description	Single storey office building flat roof
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Offices in Industrial Complexes
CG Code	42P30K
Specific	Plant Office
Descriptive	Single storey
Tech1	250 - 500m2
Tech2	up to 3.5m height internally
Unit size	-
Unit of measurement	m2
ERC	£794
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Reinforced concrete strip foundations and insulated concrete floor slab on hardcore. Roof: Steel deck flat roof with mineral felt External Walls: Brick /block cavity walls with painted blockwork internally. Windows and Doors: uPVC Double Glazed windows and doors; Internal Walls: Blockwork walls. Internal Finishes: Emulsion paint to blockwork walls and plastered ceilings, carpet tiles to office accommodation and vinyl flooring to wet areas. Building Services: Electric storage or wall mounted heaters. General lighting and power, hot and cold water supplies, reasonable quality sanitary appliances with local ventilation to toilets. Air handling not provided to offices.
Referencing details	Measure to GEA
Cost information notes	Excludes external works
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	Pitched aluminium sheet roof add 42P0V3; Suspended ceiling add using code 42P0V1; Quarry tiled floors add using code 42P0V4. Central heating add using code 42P0V5. 5-7% of construction costs to be deducted for shared wall depending upon long or short side and proportions of the walls.
Photo description	Single storey office building flat roof
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Offices in Industrial Complexes
CG Code	42P30P
Specific	Plant Office
Descriptive	Single storey
Tech1	250 - 500m2
Tech2	up to 4.0m height internally
Unit size	-
Unit of measurement	m2
ERC	£813
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Reinforced concrete strip foundations and insulated concrete floor slab on hardcore. Roof: Steel deck flat roof with mineral felt External Walls: Brick /block cavity walls with painted blockwork internally. Windows and Doors: uPVC Double Glazed windows and doors; Internal Walls: Blockwork walls. Internal Finishes: Emulsion paint to blockwork walls and plastered ceilings, carpet tiles to office accommodation and vinyl flooring to wet areas. Building Services: Electric storage or wall mounted heaters. General lighting and power, hot and cold water supplies, reasonable quality sanitary appliances with local ventilation to toilets. Air handling not provided to offices.
Referencing details	Measure to GEA
Cost information notes	Excludes external works
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	Pitched aluminium sheet roof add 42P0V3; Suspended ceiling add using code 42P0V1; Quarry tiled floors add using code 42P0V4. Central heating add using code 42P0V5. 5-7% of construction costs to be deducted for shared wall depending upon long or short side and proportions of the walls.
Photo description	Single storey office building flat roof
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Offices in Industrial Complexes
CG Code	42P30U
Specific	Plant Office
Descriptive	Single storey
Tech1	250 - 500m2
Tech2	up to 4.5m height internally
Unit size	-
Unit of measurement	m2
ERC	£832
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Reinforced concrete strip foundations and insulated concrete floor slab on hardcore. Roof: Steel deck flat roof with mineral felt External Walls: Brick /block cavity walls with painted blockwork internally. Windows and Doors: uPVC Double Glazed windows and doors; Internal Walls: Blockwork walls. Internal Finishes: Emulsion paint to blockwork walls and plastered ceilings, carpet tiles to office accommodation and vinyl flooring to wet areas. Building Services: Electric storage or wall mounted heaters. General lighting and power, hot and cold water supplies, reasonable quality sanitary appliances with local ventilation to toilets. Air handling not provided to offices.
Referencing details	Measure to GEA
Cost information notes	Excludes external works
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	Pitched aluminium sheet roof add 42P0V3; Suspended ceiling add using code 42P0V1; Quarry tiled floors add using code 42P0V4. Central heating add using code 42P0V5. 5-7% of construction costs to be deducted for shared wall depending upon long or short side and proportions of the walls.
Photo description	Single storey office building flat roof
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Offices in Industrial Complexes
CG Code	42P32A
Specific	Plant Office
Descriptive	Single storey
Tech1	> 500m2
Tech2	up to 2.75m height internally
Unit size	-
Unit of measurement	m2
ERC	£755
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Reinforced concrete strip foundations and insulated concrete floor slab on hardcore. Roof: Steel deck flat roof with mineral felt External Walls: Brick /block cavity walls with painted blockwork internally. Windows and Doors: uPVC Double Glazed windows and doors; Internal Walls: Blockwork walls. Internal Finishes: Emulsion paint to blockwork walls and plastered ceilings, carpet tiles to office accommodation and vinyl flooring to wet areas. Building Services: Electric storage or wall mounted heaters. General lighting and power, hot and cold water supplies, reasonable quality sanitary appliances with local ventilation to toilets. Air handling not provided to offices.
Referencing details	Measure to GEA
Cost information notes	Excludes external works
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	Pitched aluminium sheet roof add 42P0V3; Suspended ceiling add using code 42P0V1; Quarry tiled floors add using code 42P0V4. Central heating add using code 42P0V5. 5-7% of construction costs to be deducted for shared wall depending upon long or short side and proportions of the walls.
Photo description	Single storey office building flat roof
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Offices in Industrial Complexes
CG Code	42P32F
Specific	Plant Office
Descriptive	Single storey
Tech1	> 500m2
Tech2	up to 3m height internally
Unit size	-
Unit of measurement	m2
ERC	£763
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Reinforced concrete strip foundations and insulated concrete floor slab on hardcore. Roof: Steel deck flat roof with mineral felt External Walls: Brick /block cavity walls with painted blockwork internally. Windows and Doors: uPVC Double Glazed windows and doors; Internal Walls: Blockwork walls. Internal Finishes: Emulsion paint to blockwork walls and plastered ceilings, carpet tiles to office accommodation and vinyl flooring to wet areas. Building Services: Electric storage or wall mounted heaters. General lighting and power, hot and cold water supplies, reasonable quality sanitary appliances with local ventilation to toilets. Air handling not provided to offices.
Referencing details	Measure to GEA
Cost information notes	Excludes external works
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	Pitched aluminium sheet roof add 42P0V3; Suspended ceiling add using code 42P0V1; Quarry tiled floors add using code 42P0V4. Central heating add using code 42P0V5. 5-7% of construction costs to be deducted for shared wall depending upon long or short side and proportions of the walls.
Photo description	Single storey office building flat roof
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Offices in Industrial Complexes
CG Code	42P32K
Specific	Plant Office
Descriptive	Single storey
Tech1	> 500m2
Tech2	up to 3.5m height internally
Unit size	-
Unit of measurement	m2
ERC	£780
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Reinforced concrete strip foundations and insulated concrete floor slab on hardcore. Roof: Steel deck flat roof with mineral felt External Walls: Brick /block cavity walls with painted blockwork internally. Windows and Doors: uPVC Double Glazed windows and doors; Internal Walls: Blockwork walls. Internal Finishes: Emulsion paint to blockwork walls and plastered ceilings, carpet tiles to office accommodation and vinyl flooring to wet areas. Building Services: Electric storage or wall mounted heaters. General lighting and power, hot and cold water supplies, reasonable quality sanitary appliances with local ventilation to toilets. Air handling not provided to offices.
Referencing details	Measure to GEA
Cost information notes	Excludes external works
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	Pitched aluminium sheet roof add 42P0V3; Suspended ceiling add using code 42P0V1; Quarry tiled floors add using code 42P0V4. Central heating add using code 42P0V5. 5-7% of construction costs to be deducted for shared wall depending upon long or short side and proportions of the walls.
Photo description	Single storey office building flat roof
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Offices in Industrial Complexes
CG Code	42P32P
Specific	Plant Office
Descriptive	Single storey
Tech1	> 500m2
Tech2	up to 4m height internally
Unit size	-
Unit of measurement	m2
ERC	£796
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Reinforced concrete strip foundations and insulated concrete floor slab on hardcore. Roof: Steel deck flat roof with mineral felt External Walls: Brick /block cavity walls with painted blockwork internally. Windows and Doors: uPVC Double Glazed windows and doors; Internal Walls: Blockwork walls. Internal Finishes: Emulsion paint to blockwork walls and plastered ceilings, carpet tiles to office accommodation and vinyl flooring to wet areas. Building Services: Electric storage or wall mounted heaters. General lighting and power, hot and cold water supplies, reasonable quality sanitary appliances with local ventilation to toilets. Air handling not provided to offices.
Referencing details	Measure to GEA
Cost information notes	Excludes external works
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	Pitched aluminium sheet roof add 42P0V3; Suspended ceiling add using code 42P0V1; Quarry tiled floors add using code 42P0V4. Central heating add using code 42P0V5. 5-7% of construction costs to be deducted for shared wall depending upon long or short side and proportions of the walls.
Photo description	Single storey office building flat roof
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Offices in Industrial Complexes
CG Code	42P32U
Specific	Plant Office
Descriptive	Single storey
Tech1	> 500m2
Tech2	up to 4.5m height internally
Unit size	-
Unit of measurement	m2
ERC	£813
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Reinforced concrete strip foundations and insulated concrete floor slab on hardcore. Roof: Steel deck flat roof with mineral felt External Walls: Brick /block cavity walls with painted blockwork internally. Windows and Doors: uPVC Double Glazed windows and doors; Internal Walls: Blockwork walls. Internal Finishes: Emulsion paint to blockwork walls and plastered ceilings, carpet tiles to office accommodation and vinyl flooring to wet areas. Building Services: Electric storage or wall mounted heaters. General lighting and power, hot and cold water supplies, reasonable quality sanitary appliances with local ventilation to toilets. Air handling not provided to offices.
Referencing details	Measure to GEA
Cost information notes	Excludes external works
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	Pitched aluminium sheet roof add 42P0V3; Suspended ceiling add using code 42P0V1; Quarry tiled floors add using code 42P0V4. Central heating add using code 42P0V5. 5-7% of construction costs to be deducted for shared wall depending upon long or short side and proportions of the walls.
Photo description	Single storey office building flat roof
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Offices in Industrial Complexes
CG Code	42P20A
Specific	Plant Office
Descriptive	Single storey
Tech1	<100m2
Tech2	up to 2.75m height internally
Unit size	-
Unit of measurement	m2
ERC	£988
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Reinforced concrete strip foundations and insulated concrete floor slab on hardcore. Roof: Steel deck flat roof with mineral felt External Walls: Brick /block cavity walls with painted blockwork internally. Windows and Doors: uPVC Double Glazed windows and doors; Internal Walls: Blockwork walls. Internal Finishes: Emulsion paint to blockwork walls and plastered ceilings, carpet tiles to office accommodation and vinyl flooring to wet areas. Building Services: Electric storage or wall mounted heaters. General lighting and power, hot and cold water supplies, reasonable quality sanitary appliances with local ventilation to toilets. Air handling not provided to offices.
Referencing details	-
Cost information notes	Excludes external works
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	Pitched aluminium sheet roof add 42P0V3; Suspended ceiling add using code 42P0V1; Quarry tiled floors add using code 42P0V4. Central heating add using code 42P0V5. 5-7% of construction costs to be deducted for shared wall depending upon long or short side and proportions of the walls.
Photo description	Single storey office building flat roof
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Offices in Industrial Complexes
CG Code	42P20F
Specific	Plant Office
Descriptive	Single storey
Tech1	<100m2
Tech2	up to 3.0m height internally
Unit size	-
Unit of measurement	m2
ERC	£1,013
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Reinforced concrete strip foundations and insulated concrete floor slab on hardcore. Roof: Steel deck flat roof with mineral felt External Walls: Brick /block cavity walls with painted blockwork internally. Windows and Doors: uPVC Double Glazed windows and doors; Internal Walls: Blockwork walls. Internal Finishes: Emulsion paint to blockwork walls and plastered ceilings, carpet tiles to office accommodation and vinyl flooring to wet areas. Building Services: Electric storage or wall mounted heaters. General lighting and power, hot and cold water supplies, reasonable quality sanitary appliances with local ventilation to toilets. Air handling not provided to offices.
Referencing details	Measure to GEA
Cost information notes	Excludes external works
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	Pitched aluminium sheet roof add 42P0V3; Suspended ceiling add using code 42P0V1; Quarry tiled floors add using code 42P0V4. Central heating add using code 42P0V5. 5-7% of construction costs to be deducted for shared wall depending upon long or short side and proportions of the walls.
Photo description	Single storey office building flat roof
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Offices in Industrial Complexes
CG Code	42P20K
Specific	Plant Office
Descriptive	Single storey
Tech1	<100m2
Tech2	up to 3.5m height internally
Unit size	-
Unit of measurement	m2
ERC	£1,064
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Reinforced concrete strip foundations and insulated concrete floor slab on hardcore. Roof: Steel deck flat roof with mineral felt External Walls: Brick /block cavity walls with painted blockwork internally. Windows and Doors: uPVC Double Glazed windows and doors; Internal Walls: Blockwork walls. Internal Finishes: Emulsion paint to blockwork walls and plastered ceilings, carpet tiles to office accommodation and vinyl flooring to wet areas. Building Services: Electric storage or wall mounted heaters. General lighting and power, hot and cold water supplies, reasonable quality sanitary appliances with local ventilation to toilets. Air handling not provided to offices.
Referencing details	Measure to GEA
Cost information notes	Excludes external works
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	Pitched aluminium sheet roof add 42P0V3; Suspended ceiling add using code 42P0V1; Quarry tiled floors add using code 42P0V4. Central heating add using code 42P0V5. 5-7% of construction costs to be deducted for shared wall depending upon long or short side and proportions of the walls.
Photo description	Single storey office building flat roof
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Offices in Industrial Complexes
CG Code	42P20P
Specific	Plant Office
Descriptive	Single storey
Tech1	<100m2
Tech2	up to 4.0m height internally
Unit size	-
Unit of measurement	m2
ERC	£1,114
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Reinforced concrete strip foundations and insulated concrete floor slab on hardcore. Roof: Steel deck flat roof with mineral felt External Walls: Brick /block cavity walls with painted blockwork internally. Windows and Doors: uPVC Double Glazed windows and doors; Internal Walls: Blockwork walls. Internal Finishes: Emulsion paint to blockwork walls and plastered ceilings, carpet tiles to office accommodation and vinyl flooring to wet areas. Building Services: Electric storage or wall mounted heaters. General lighting and power, hot and cold water supplies, reasonable quality sanitary appliances with local ventilation to toilets. Air handling not provided to offices.
Referencing details	-
Cost information notes	Excludes external works
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	Pitched aluminium sheet roof add 42P0V3; Suspended ceiling add using code 42P0V1; Quarry tiled floors add using code 42P0V4. Central heating add using code 42P0V5. 5-7% of construction costs to be deducted for shared wall depending upon long or short side and proportions of the walls.
Photo description	Single storey office building flat roof
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Offices in Industrial Complexes
CG Code	42P20U
Specific	Plant Office
Descriptive	Single storey
Tech1	<100m2
Tech2	up to 4.5m height internally
Unit size	-
Unit of measurement	m2
ERC	£1,165
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Reinforced concrete strip foundations and insulated concrete floor slab on hardcore. Roof: Steel deck flat roof with mineral felt External Walls: Brick /block cavity walls with painted blockwork internally. Windows and Doors: uPVC Double Glazed windows and doors; Internal Walls: Blockwork walls. Internal Finishes: Emulsion paint to blockwork walls and plastered ceilings, carpet tiles to office accommodation and vinyl flooring to wet areas. Building Services: Electric storage or wall mounted heaters. General lighting and power, hot and cold water supplies, reasonable quality sanitary appliances with local ventilation to toilets. Air handling not provided to offices.
Referencing details	Measure to GEA
Cost information notes	Excludes external works
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	Pitched aluminium sheet roof add 42P0V3; Suspended ceiling add using code 42P0V1; Quarry tiled floors add using code 42P0V4. Central heating add using code 42P0V5. 5-7% of construction costs to be deducted for shared wall depending upon long or short side and proportions of the walls.
Photo description	Single storey office building flat roof
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Offices in Industrial Complexes
CG Code	42P40A
Specific	Plant Office
Descriptive	Two storey
Tech1	< 1000m2
Tech2	up to 2.75m height internally
Unit size	-
Unit of measurement	m2
ERC	£592
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Reinforced concrete strip foundations and insulated concrete floor slab on hardcore. Roof: Steel deck flat roof with mineral felt External Walls: Brick /block cavity walls with painted blockwork internally. Windows and Doors: uPVC Double Glazed windows and doors; Internal Walls: Blockwork walls. Internal Finishes: Emulsion paint to blockwork walls and plastered ceilings, carpet tiles to office accommodation and vinyl flooring to wet areas. Building Services: Electric storage or wall mounted heaters. General lighting and power, hot and cold water supplies, reasonable quality sanitary appliances with local ventilation to toilets. Air handling not provided to offices.
Referencing details	Excludes external works
Cost information notes	Excludes external works
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	Pitched aluminium sheet roof add 42P0V3; Suspended ceiling add using code 42P0V1; Quarry tiled floors add using code 42P0V4. Central heating add using code 42P0V5. 5-7% of construction costs to be deducted for shared wall depending upon long or short side and proportions of the walls.
Photo description	Two storey office building flat roof
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Offices in Industrial Complexes
CG Code	42P40F
Specific	Plant Office
Descriptive	Two storey
Tech1	< 1000m2
Tech2	up to 3.0m height internally
Unit size	-
Unit of measurement	m2
ERC	£600
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Reinforced concrete strip foundations and insulated concrete floor slab on hardcore. Roof: Steel deck flat roof with mineral felt External Walls: Brick /block cavity walls with painted blockwork internally. Windows and Doors: uPVC Double Glazed windows and doors; Internal Walls: Blockwork walls. Internal Finishes: Emulsion paint to blockwork walls and plastered ceilings, carpet tiles to office accommodation and vinyl flooring to wet areas. Building Services: Electric storage or wall mounted heaters. General lighting and power, hot and cold water supplies, reasonable quality sanitary appliances with local ventilation to toilets. Air handling not provided to offices.
Referencing details	Measure to GEA
Cost information notes	Excludes external works
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	Pitched aluminium sheet roof add 42P0V3; Suspended ceiling add using code 42P0V1; Quarry tiled floors add using code 42P0V4. Central heating add using code 42P0V5. 5-7% of construction costs to be deducted for shared wall depending upon long or short side and proportions of the walls.
Photo description	Two storey office building flat roof
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Offices in Industrial Complexes
CG Code	42P40K
Specific	Plant Office
Descriptive	Two storey
Tech1	< 1000m2
Tech2	up to 3.5m height internally
Unit size	-
Unit of measurement	m2
ERC	£615
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Reinforced concrete strip foundations and insulated concrete floor slab on hardcore. Roof: Steel deck flat roof with mineral felt External Walls: Brick /block cavity walls with painted blockwork internally. Windows and Doors: uPVC Double Glazed windows and doors; Internal Walls: Blockwork walls. Internal Finishes: Emulsion paint to blockwork walls and plastered ceilings, carpet tiles to office accommodation and vinyl flooring to wet areas. Building Services: Electric storage or wall mounted heaters. General lighting and power, hot and cold water supplies, reasonable quality sanitary appliances with local ventilation to toilets. Air handling not provided to offices.
Referencing details	Measure to GEA
Cost information notes	Excludes external works
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	Pitched aluminium sheet roof add 42P0V3; Suspended ceiling add using code 42P0V1; Quarry tiled floors add using code 42P0V4. Central heating add using code 42P0V5. 5-7% of construction costs to be deducted for shared wall depending upon long or short side and proportions of the walls.
Photo description	Two storey office building flat roof
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Offices in Industrial Complexes
CG Code	42P40P
Specific	Plant Office
Descriptive	Two storey
Tech1	< 1000m2
Tech2	up to 4m height internally
Unit size	-
Unit of measurement	m2
ERC	£631
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Reinforced concrete strip foundations and insulated concrete floor slab on hardcore. Roof: Steel deck flat roof with mineral felt External Walls: Brick /block cavity walls with painted blockwork internally. Windows and Doors: uPVC Double Glazed windows and doors; Internal Walls: Blockwork walls. Internal Finishes: Emulsion paint to blockwork walls and plastered ceilings, carpet tiles to office accommodation and vinyl flooring to wet areas. Building Services: Electric storage or wall mounted heaters. General lighting and power, hot and cold water supplies, reasonable quality sanitary appliances with local ventilation to toilets. Air handling not provided to offices.
Referencing details	Measure to GEA
Cost information notes	Excludes external works
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	Pitched aluminium sheet roof add 42P0V3; Suspended ceiling add using code 42P0V1; Quarry tiled floors add using code 42P0V4. Central heating add using code 42P0V5. 5-7% of construction costs to be deducted for shared wall depending upon long or short side and proportions of the walls.
Photo description	Two storey office building flat roof
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Offices in Industrial Complexes
CG Code	42P40U
Specific	Plant Office
Descriptive	Two storey
Tech1	< 1000m2
Tech2	up to 4.5m height internally
Unit size	-
Unit of measurement	m2
ERC	£647
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction: Foundations: Reinforced concrete strip foundations and insulated concrete floor slab on hardcore. Roof: Steel deck flat roof with mineral felt External Walls: Brick /block cavity walls with painted blockwork internally. Windows and Doors: uPVC Double Glazed windows and doors; Internal Walls: Blockwork walls. Internal Finishes: Emulsion paint to blockwork walls and plastered ceilings, carpet tiles to office accommodation and vinyl flooring to wet areas. Building Services: Electric storage or wall mounted heaters. General lighting and power, hot and cold water supplies, reasonable quality sanitary appliances with local ventilation to toilets. Air handling not provided to offices.
Referencing details	Measure to GEA
Cost information notes	Excludes external works
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	Pitched aluminium sheet roof add 42P0V3; Suspended ceiling add using code 42P0V1; Quarry tiled floors add using code 42P0V4. Central heating add using code 42P0V5. 5-7% of construction costs to be deducted for shared wall depending upon long or short side and proportions of the walls.
Photo description	Two storey office building flat roof
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Offices in Industrial Complexes
CG Code	42P40W
Specific	Toilets
Descriptive	Single Storey
Tech1	Within Industrial Building
Tech2	Basic quality
Unit size	-
Unit of measurement	m2
ERC	£485
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	100m2 Basic toilet block within factory building. Building Construction: Foundations: None blockwork off existing factory floor slab. Roof: None - only ceiling joists plasterboarded for fire protection, plywood deck. Windows and Doors: uPVC Double Glazed windows, Internal Walls: Fair faced blockwork walls, plasterboard ceilings painted, vinyl flooring. Building Services: Electric storage or wall mounted heating, general lighting and power. Basic sanitary ware and cubicles. Includes foul drainage connections to external drainage inspection chamber within 10m of the building.
Referencing details	Measure to GEA
Cost information notes	This ERC is an addition to the basic industrial rate which applies to the whole of the building, including the area occupied by the toilet block. Floor slab measured in Industrial Building measure ERC. Basic specification allow for additional floor and wall finishes if required.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Offices in Industrial Complexes
CG Code	42P0V1
Specific	Variation
Descriptive	Additional cost for Suspended Ceilings
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£25
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Additional costs to be used in conjunction with Codes for all Offices in Industrial Buildings Codes 42P03A - 42P40W
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Offices in Industrial Complexes
CG Code	42P0V2
Specific	Variation
Descriptive	Deduction in cost if structure has a flat roof in lieu of pitched concrete interlocking tiles
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£51
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Deduction of costs to be used in conjunction with Codes for all Offices in Industrial Buildings Codes 42P03A - 42P40W
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Offices in Industrial Complexes
CG Code	42P0V3
Specific	Variation
Descriptive	Additional cost for a Pitched Aluminium Roof
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£105
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Additional costs to be used in conjunction with Codes for all Offices in Industrial Buildings Codes 42P03A - 42P40W
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Offices in Industrial Complexes
CG Code	42P0V4
Specific	Variation
Descriptive	Additional cost for Quarry tiles to Concrete floor
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£73
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Additional costs to be used in conjunction with Codes for all Offices in Industrial Buildings Codes 42P03A - 42P40W
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Offices in Industrial Complexes
CG Code	42P0V5
Specific	Variation
Descriptive	Additional cost for Central Heating to offices
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£32
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Additonal costs to be used in conjunction with Codes for all Offices in Industrial Buildings Codes 42P03A - 42P40W
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Offices in Industrial Complexes
CG Code	42P04S
Specific	Administration
Descriptive	500m2 - 5000m2
Tech1	Up to 3 storey prestige quality
Tech2	Superior Industrial
Unit size	-
Unit of measurement	m2
ERC	£2,576
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Modern detached office building. Prestige offices as part of a chemical, oil, or other processing complex or operation. Constructed in high quality materials, contemporary design concealed services etc, for occupation in industrial locations. Construction: Substructure Pad foundations and reinforced 200mm thick concrete ground slab. Frame: concrete or steel. Minimum storey height 3m to accommodate air conditioning. Upper floors: Composite precast concrete with screed topping. Roof: Pitched roof with high quality profiled metal sheeting or slate / tile covering. External walls: Brick cavity wall, rain screen; metal, cladding, curtain walling etc. or a combination of these materials. Windows and Doors: Coated aluminium double glazed windows and external doors automatic / revolving. Internal walls and partitions: Mainly open plan blockwork walls plaster finish and paint some areas with specialised finishes. Toilet cubicles veneer finishes etc. Internal doors: solid doors hardwood veneer finish in hardwood frame matching skirtings and architraves. Floor finishes: High quality raised access flooring, heavy duty edged outlets. Carpets and vinyls often laid to patterns. Stone or ceramic to common areas. Ceiling finishes: High quality suspended ceilings (concealed grid, moisture resistant, veneers, acoustic) with commensurate computer light fitments. Fittings: Feature areas such as an atrium to the reception / entrance area with hardwood furniture. High quality kitchen (gloss, solid timber units marble work surfaces) and toilet accommodation. High quality / feature sanitary ware (low level close coupled toilets dual flush modern design). Tiled and well equipped kitchen many appliances stainless steel, servery etc. Air conditioning including heating and air cooling. 8 person Lift. Protective installations. Typically rateable firefighting equipment, fire alarms, lightning protection, CCTV and security systems included in the cost.
Referencing details	-
Cost information notes	Excludes external works.
rateable element	-
non rateable element	-

Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Each additional 8 person lift codes 335000 (Lift) & 211A01 (Shaft), use 335000 for platform lift only. Raised access floors 150mm high steel finish medium grade add using 31F1T5, and 31F1TA for heavy duty. Additional storey no impact on cost.
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Paving - surfaces
CG Code	33U1P5
Specific	Block Paviors
Descriptive	Coloured Brick/Block type paviors straight joints both ways.
Tech1	215mm x 103mm x 65mm
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£75
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Brick paviors 215mm x 103mm x 65mm rough stock bricks laid to falls or crossfalls. Laid on 50mm sharp sand, kiln dried sand to joints.
Referencing details	-
Cost information notes	Cost does not include for kerbs or path edgings.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Deduct using code 33UPV1 for Herringbone Pattern
Photo description	Typical paviors
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Paving - surfaces
CG Code	33U1PF
Specific	Concrete
Descriptive	75mm Thick Plain Concrete
Tech1	75mm Slabs
Tech2	150mm Hardcore Sub base
Unit size	-
Unit of measurement	m2
ERC	£39
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	C20 Plain unreinforced concrete paths. Nominal width 2m laid to fall or cross falls.
Referencing details	-
Cost information notes	Excluding Kerbs or Path Edgings
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Paving - surfaces
CG Code	33U1PK
Specific	Gravel
Descriptive	50mm thick Gravel
Tech1	50mm Gravel
Tech2	150mm Hardcore Sub base
Unit size	-
Unit of measurement	m2
ERC	£29
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Gravel paths. Nominal width 2m on 150mm sub base
Referencing details	-
Cost information notes	Excluding drainage, Kerbs or Path Edgings.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical gravel types
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Paving - surfaces
CG Code	33U1PM
Specific	Gravel
Descriptive	50mm thick Gravel
Tech1	50mm Gravel
Tech2	Laid on compacted earth
Unit size	-
Unit of measurement	m2
ERC	£7
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Gravel paths. Nominal width 2m on compacted sub soil base.
Referencing details	-
Cost information notes	Excluding drainage, Kerbs or Path Edgings.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical gravel types
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Paving - surfaces
CG Code	33U10A
Specific	Kerbs and Edgings
Descriptive	Straight Path Edging 125mm thick
Tech1	250mm depth
Tech2	-
Unit size	-
Unit of measurement	m
ERC	£30
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pre cast concrete half battered straight kerb stones laid on concrete beds and back fill to rear (path) edge.
Referencing details	-
Cost information notes	Cost is per linear metre run in pre-prepared site.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical kerbs and edges
Photo notes	-

Photo1

Photo2

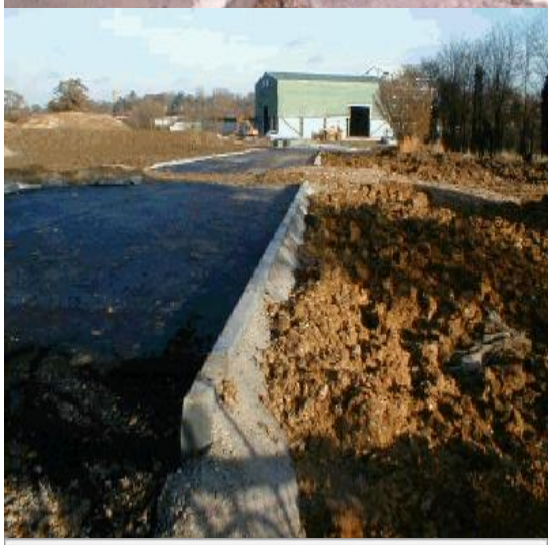

Photo3

Back

Generic Category	Paving - surfaces
CG Code	33U10D
Specific	Kerbs and Edgings
Descriptive	Curved Path Edging 125mm thick.
Tech1	250mm depth
Tech2	-
Unit size	-
Unit of measurement	m
ERC	£38
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pre cast concrete half battered curved kerb stones laid on concrete beds and back fill to rear (path) edge.
Referencing details	-
Cost information notes	Cost is per linear metre run in pre-prepared site.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical kerbs and edges
Photo notes	-

Photo1

Photo2

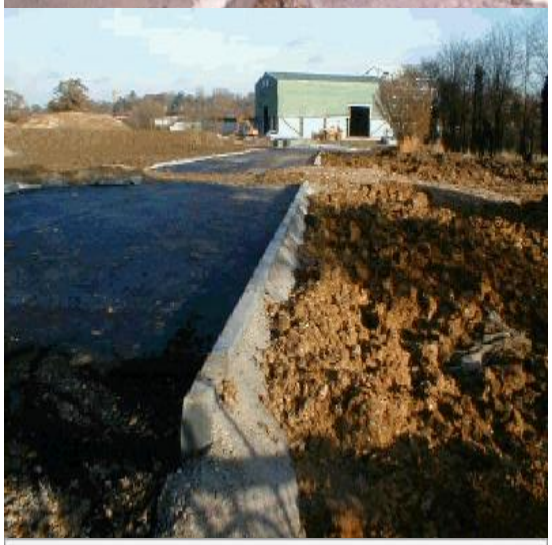

Photo3

Back

Generic Category	Paving - surfaces
CG Code	33U10E
Specific	Kerbs and Edgings
Descriptive	Straight Path Edging 125mm thick
Tech1	300mm depth
Tech2	-
Unit size	-
Unit of measurement	m
ERC	£44
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pre cast concrete half battered straight kerb stones laid on concrete beds and back fill to rear (path) edge.
Referencing details	-
Cost information notes	Cost is per linear metre run in pre-prepared site.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical kerbs and edges
Photo notes	-

Photo1

Photo2

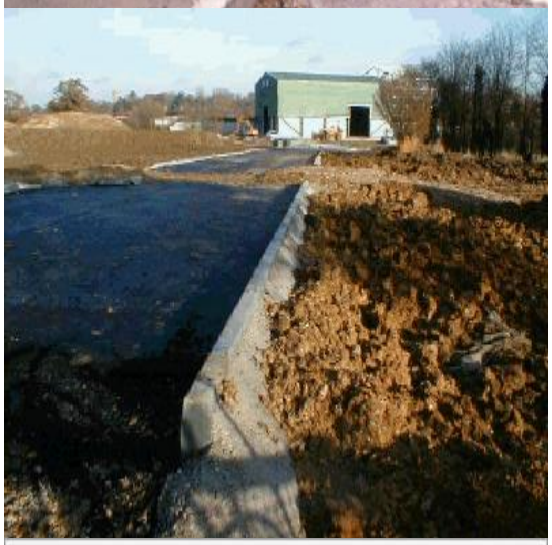

Photo3

Back

Generic Category	Paving - surfaces
CG Code	33U10H
Specific	Kerbs and Edgings
Descriptive	Curved Path Edging 125mm thick.
Tech1	300mm depth
Tech2	-
Unit size	-
Unit of measurement	m
ERC	£43
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pre cast concrete half battered straight kerb stones laid on concrete beds and back fill to rear (path) edge.
Referencing details	-
Cost information notes	Cost is per linear metre run in pre-prepared site.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical kerbs and edges
Photo notes	-

Photo1

Photo2

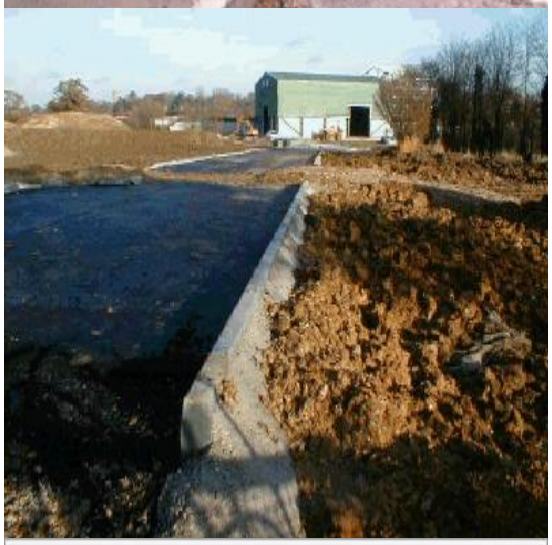

Photo3

Back

Generic Category	Paving - surfaces
CG Code	33U10Q
Specific	Kerbs and Edgings
Descriptive	250mm x 250mm Safeticurb Channel
Tech1	250mm wide
Tech2	250mm deep
Unit size	-
Unit of measurement	m
ERC	£77
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Charcon pre cast concrete drainage channels 250mm wide and 250mm deep laid on concrete beds and back fill to rear (path) edge.
Referencing details	-
Cost information notes	Cost is per linear metre run in pre-prepared site.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Paving - surfaces
CG Code	33U10K
Specific	Kerbs and Edgings
Descriptive	Straight Path Edging 225mm thick
Tech1	125mm deep Channels
Tech2	Straight
Unit size	-
Unit of measurement	m
ERC	£35
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pre cast concrete straight drainage channels 255mm wide laid on concrete beds and back fill to rear (path) edge.
Referencing details	-
Cost information notes	Cost is per linear metre run in pre-prepared site.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical kerbs and edges
Photo notes	-

Photo1

Photo2

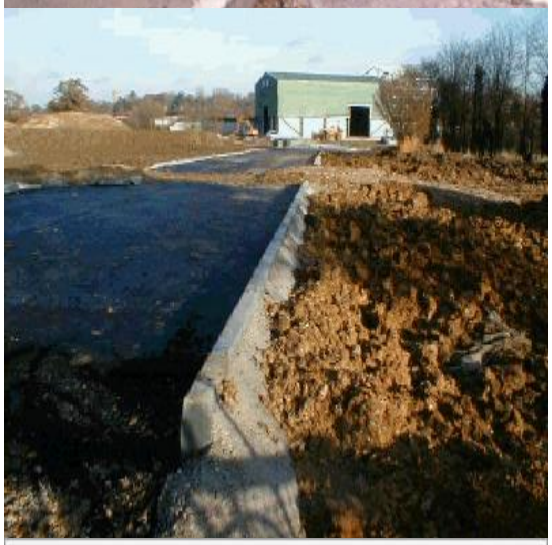

Photo3

Back

Generic Category	Paving - surfaces
CG Code	33U10N
Specific	Kerbs and Edgings
Descriptive	Curved Path Edging 225mm thick.
Tech1	125mm deep Channels
Tech2	Curved
Unit size	-
Unit of measurement	m
ERC	£47
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pre cast concrete curved drainage channels 255mm wide laid on concrete beds and back fill to rear (path) edge.
Referencing details	-
Cost information notes	Cost is per linear metre run in pre-prepared site.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical kerb channels
Photo notes	-

Photo1

Photo2

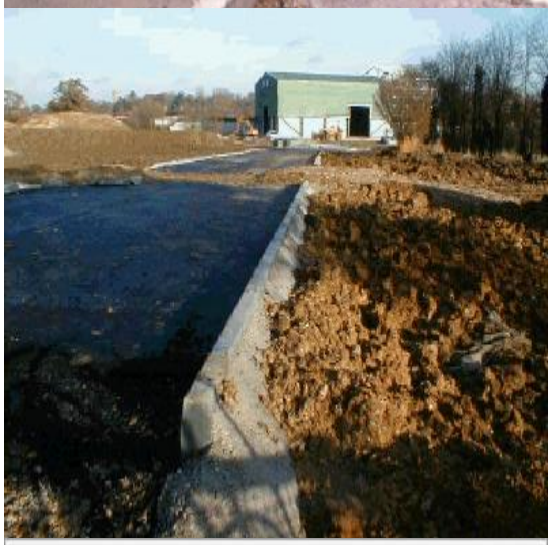

Photo3

Back

Generic Category	Paving - surfaces
CG Code	33U105
Specific	Kerbs and Edgings
Descriptive	Straight Path Edging 50mm thick
Tech1	150mm - 255mm depth
Tech2	-
Unit size	-
Unit of measurement	m
ERC	£26
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pre cast concrete path edgings laid on concrete beds and back fill to rear (path) edge.
Referencing details	-
Cost information notes	Cost is per linear metre run in pre-prepared site.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical kerbs and edges
Photo notes	-

Photo1

Photo2

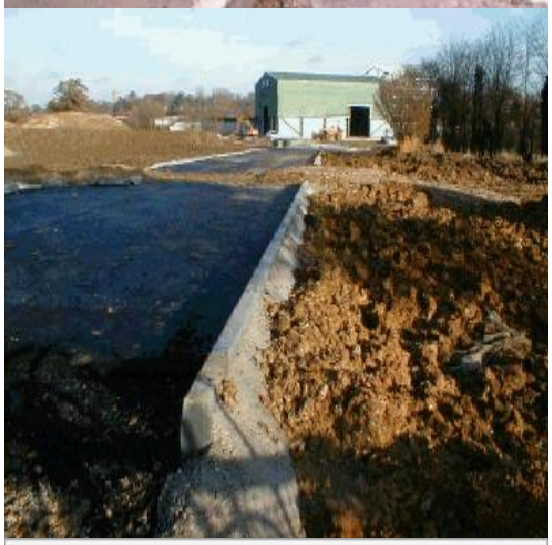

Photo3

Back

Generic Category	Paving - surfaces
CG Code	33U10W
Specific	Kerbs and Edgings
Descriptive	Safeticurb Siltbox
Tech1	452mm x 348mm x 269mm
Tech2	With solid lid
Unit size	-
Unit of measurement	Each
ERC	£468
Superseded codes	33U10T
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Charcon safeticurb Siltbox laid on concrete bed haunched to path and kerbside. (Also inspection unit)
Referencing details	-
Cost information notes	Cost is per linear metre run in pre-prepared site.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

[Back]

Generic Category	Paving - surfaces
CG Code	33U1PP
Specific	Paving Slabs
Descriptive	Plain Concrete Paving Slabs
Tech1	900mm x 600mm x 50mm
Tech2	150mm Hardcore Sub base
Unit size	-
Unit of measurement	m2
ERC	£50
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Concrete Paving Slabs forming concrete paths or hardstandings. Nominal width 2m laid to fall or cross falls.
Referencing details	-
Cost information notes	Excluding Kerbs or Path Edgings and drainage channels.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical paving slabs
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Paving - surfaces
CG Code	33U1PT
Specific	Tarmac
Descriptive	Tarmac Pavement with 30mm wearing course
Tech1	30mm Wearing Course
Tech2	40mm Binder Course
Unit size	-
Unit of measurement	m2
ERC	£49
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Tarmac paving, footpaths or hardstandings. Nominal width 2m laid to fall or cross falls. 30mm wearing course, 40mm binding course, 150mm sub base.
Referencing details	-
Cost information notes	Excluding Kerbs Path Edgings and drainage channels.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Paving - surfaces
CG Code	33U1PV1
Specific	Variation
Descriptive	Coloured Brick/Block type paviors
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Nr
ERC	£13
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Deduct costsfor Herringbone pattern in line with Code 33U1P5
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Paving suitable for stws
CG Code	33U1QK
Specific	Concrete
Descriptive	100mm Thick Plain Concrete
Tech1	100mm Slab
Tech2	Prepared earth base
Unit size	-
Unit of measurement	m2
ERC	£36
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	C20 Plain unreinforced concrete paths. Nominal width 2m laid to fall or cross falls including excavation and site removal of spoil.
Referencing details	-
Cost information notes	Excluding drainage, Kerbs or Path Edgings.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Paving suitable for stws
CG Code	33U1Q5
Specific	Granular fill
Descriptive	100mm thick Granular fill.
Tech1	100mm thick Granular fill.
Tech2	Prepared earth base
Unit size	-
Unit of measurement	m2
ERC	£11
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Granular fill 100mm thick paths. Nominal width 2m on prepared earth base, levelled, including excavation and site removal of spoil. Suitable for simple pathways.
Referencing details	-
Cost information notes	Excluding drainage, Kerbs or Path Edgings.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Paving suitable for stws
CG Code	33U1QA
Specific	Gravel
Descriptive	50mm thick Gravel
Tech1	50mm Gravel
Tech2	Prepared earth base
Unit size	-
Unit of measurement	m2
ERC	£7
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Gravel paths. Nominal width 2m laid on prepared earth base levelled, including excavation and site removal of spoil.
Referencing details	-
Cost information notes	Excluding drainage, Kerbs or Path Edgings.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Photo3

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Generic Category	Paving suitable for stws
CG Code	33U1Q6
Specific	Large Pebbles
Descriptive	100mm diameter pebbles.
Tech1	Rounded river cobbles
Tech2	Terram weed membrane
Unit size	-
Unit of measurement	m2
ERC	£49
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Approx 100mm diameter river rubble / pebbles. Nominal width 2m laid on prepared earth base, levelled, including excavation and site remoal of spoil. Suitable for simple pathways.
Referencing details	-
Cost information notes	Excluding drainage, Kerbs or Path Edgings.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Paving suitable for stws
CG Code	33U1QF
Specific	Paving Slabs - grey
Descriptive	Plain Concrete Paving Slabs
Tech1	900mm x 600mm x 50mm
Tech2	Prepared earth base
Unit size	-
Unit of measurement	m2
ERC	£40
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Concrete Paving Slabs 50mm thick laid on prepared and levelled earth base including excavation and site removal of spoil. Suitable for simple pathways.
Referencing details	-
Cost information notes	Excluding drainage, Kerbs or Path Edgings.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Pissoir
CG Code	217P01
Specific	Rising Urinal
Descriptive	Self contained hi tech pop up urinal.
Tech1	Mains Connected
Tech2	Remote Control
Unit size	-
Unit of measurement	Each
ERC	£105,769
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Usually located in city centre sites. These items are located below ground during the day but are raised up at night or at relevant times. They are usually raised and lowered by remote control but can be manually operated. The units have 3 stalls (urinals) with wing screens only and are located on a star basis. The unit is telescopic and thus requires a pit only half its height. The pit is concrete lined and has a connection to the main sewer. There is a hydraulic pump (and motor), which raises the central "pole " to which the Pissoir is attached. There is an electrical connection to the mains and a water connection to mains drainage for flushing purposes. The unit is illuminated at night. The pit is some 1.5m in dia. and 1.4 m depth. The Pissoir is some 2.2 m in height when fully extended.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical pissoir
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Pitch Lighting
CG Code	STH020
Specific	Football Pitch
Descriptive	Banks of Flood Lighting mounted on 6 Columns 20m height
Tech1	200 Lux
Tech2	6 Lamps per column
Unit size	-
Unit of measurement	Each
ERC	£91,228
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Football pitch flood lighting for regional playing field. To include tubular steel hinged column to allow for maintenance, supply to site and erection on concrete foundations. Cost includes for 50m of cable ducting and cable for connection to power supply. Cost is for the installation of a complete pitch lighting system
Referencing details	-
Cost information notes	Cost does not include for upgrading existing power supply to support installation.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-

Photo notes -

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Pitch Lighting
CG Code	STI020
Specific	Rugby Pitch
Descriptive	Banks of Flood Lighting mounted on 8 Columns 20m height
Tech1	100 Lux
Tech2	6 Lamps per column
Unit size	-
Unit of measurement	Each
ERC	£135,538
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rugby training pitch flood lighting to include tubular steel hinged column to allow for maintenance, supply to site and erection on concrete foundations. Cost includes for 50m of cable ducting and cable for connection to power supply. Cost is for the installation of a complete pitch lighting system
Referencing details	-
Cost information notes	Cost does not include for upgrading existing power supply to support installation.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-

Photo notes -

Photo1

The picture can't be displayed.

Photo2

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Generic Category	Pitch Lighting
CG Code	STJ020
Specific	Hockey Pitch
Descriptive	Banks of Flood Lighting mounted on 8 Columns 16m height
Tech1	200 Lux
Tech2	6 Lamps per column
Unit size	-
Unit of measurement	Each
ERC	£111,558
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Hockey pitch flood lighting to include tubular steel hinged column to allow for maintenance, supply to site and erection on concrete foundations. Cost includes for 50m of cable ducting and cable for connection to power supply. Cost is for the installation of a complete pitch lighting system
Referencing details	-
Cost information notes	Cost does not include for upgrading existing power supply to support installation.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-

Photo notes -

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Generic Category	Pits and Ducts
CG Code	3000QA
Specific	Square or Rectangular 1m deep
Descriptive	1.0m wide
Tech1	1.0m long
Tech2	1.0m³
Unit size	-
Unit of measurement	m3
ERC	£1,524
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

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Generic Category	Pits and Ducts
CG Code	3000QF
Specific	Square or Rectangular 1m deep
Descriptive	1.0m wide
Tech1	2.0m long
Tech2	2.0m³
Unit size	-
Unit of measurement	m3
ERC	£1,080
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

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Generic Category	Pits and Ducts
CG Code	3000QK
Specific	Square or Rectangular 1m deep
Descriptive	1.0m wide
Tech1	5.0m long
Tech2	5.0m³
Unit size	-
Unit of measurement	m3
ERC	£814
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

Photo1

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Generic Category	Pits and Ducts
CG Code	3000QP
Specific	Square or Rectangular 1m deep
Descriptive	1.0m wide
Tech1	10.0m long
Tech2	10.0m³
Unit size	-
Unit of measurement	m3
ERC	£725
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

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Generic Category	Pits and Ducts
CG Code	3000QT
Specific	Square or Rectangular 1m deep
Descriptive	1.0m wide
Tech1	50.0m long
Tech2	1.0m³
Unit size	-
Unit of measurement	m3
ERC	£654
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

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Generic Category	Pits and Ducts
CG Code	3000TA
Specific	Square or Rectangular 1m deep
Descriptive	10.0m wide
Tech1	10.0m long
Tech2	100.0m³
Unit size	-
Unit of measurement	m3
ERC	£243
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

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Generic Category	Pits and Ducts
CG Code	3000TF
Specific	Square or Rectangular 1m deep
Descriptive	10.0m wide
Tech1	50.0m long
Tech2	500.0m³
Unit size	-
Unit of measurement	m3
ERC	£200
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

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Generic Category	Pits and Ducts
CG Code	3000QY
Specific Descriptive Tech1	Square or Rectangular 1m deep 2.0m wide 2.0m long
Tech2	4.0m³
Unit size	-
Unit of measurement	m3
ERC	£734
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

Photo1

Photo2

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Generic Category	Pits and Ducts
CG Code	3000RA
Specific	Square or Rectangular 1m deep
Descriptive	2.0m wide
Tech1	5.0m long
Tech2	10.0m³
Unit size	-
Unit of measurement	m3
ERC	£527
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

Photo1

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Generic Category	Pits and Ducts
CG Code	3000RF
Specific	Square or Rectangular 1m deep
Descriptive	2.0m wide
Tech1	10.0m long
Tech2	20.0m³
Unit size	-
Unit of measurement	m3
ERC	£457
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

Photo1

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Generic Category	Pits and Ducts
CG Code	3000RK
Specific	Square or Rectangular 1m deep
Descriptive	2.0m wide
Tech1	50.0m long
Tech2	100.0m³
Unit size	-
Unit of measurement	m3
ERC	£402
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

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Generic Category	Pits and Ducts
CG Code	3000RP
Specific	Square or Rectangular 1m deep
Descriptive	3.0m wide
Tech1	5.0m long
Tech2	15.0m³
Unit size	-
Unit of measurement	m3
ERC	£431
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

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Generic Category	Pits and Ducts
CG Code	3000RT
Specific	Square or Rectangular 1m deep
Descriptive	3.0m wide
Tech1	10.0m long
Tech2	30.0m³
Unit size	-
Unit of measurement	m3
ERC	£368
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

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Generic Category	Pits and Ducts
CG Code	3000RY
Specific	Square or Rectangular 1m deep
Descriptive	3.0m wide
Tech1	50.0m long
Tech2	150.0m³
Unit size	-
Unit of measurement	m3
ERC	£318
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

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Generic Category	Pits and Ducts
CG Code	3000SA
Specific	Square or Rectangular 1m deep
Descriptive	4.0m wide
Tech1	5.0m long
Tech2	20.0m³
Unit size	-
Unit of measurement	m3
ERC	£383
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

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Generic Category	Pits and Ducts
CG Code	3000SF
Specific	Square or Rectangular 1m deep
Descriptive	4.0m wide
Tech1	10.0m long
Tech2	40.0m³
Unit size	-
Unit of measurement	m3
ERC	£323
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

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Generic Category	Pits and Ducts
CG Code	3000SK
Specific	Square or Rectangular 1m deep
Descriptive	4.0m wide
Tech1	50.0m long
Tech2	200.0m³
Unit size	-
Unit of measurement	m3
ERC	£276
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

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Generic Category	Pits and Ducts
CG Code	3000SP
Specific	Square or Rectangular 1m deep
Descriptive	5.0m wide
Tech1	5.0m long
Tech2	25.0m³
Unit size	-
Unit of measurement	m3
ERC	£354
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

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Generic Category	Pits and Ducts
CG Code	3000ST
Specific	Square or Rectangular 1m deep
Descriptive	5.0m wide
Tech1	10.0m long
Tech2	50.0m³
Unit size	-
Unit of measurement	m3
ERC	£297
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

Photo1

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Generic Category	Pits and Ducts
CG Code	3000SY
Specific	Square or Rectangular 1m deep
Descriptive	5.0m wide
Tech1	50.0m long
Tech2	250.0m³
Unit size	-
Unit of measurement	m3
ERC	£251
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

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Generic Category	Pits and Ducts
CG Code	3000TK
Specific Descriptive Tech1 Tech2	Square or Rectangular 2m deep 1.0m wide 1.0m long 2.0m³
Unit size	-
Unit of measurement	m3
ERC	£1,399
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

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Generic Category	Pits and Ducts
CG Code	3000TP
Specific Descriptive Tech1 Tech2	Square or Rectangular 2m deep 1.0m wide 2.0m long 4.0m³
Unit size	-
Unit of measurement	m3
ERC	£983
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

Photo1

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Generic Category	Pits and Ducts
CG Code	3000TT
Specific Descriptive	Square or Rectangular 2m deep
Tech1	1.0m wide
Tech2	5.0m long
Unit size	10.0m³
Unit of measurement	-
ERC	m3
Superseded codes	£733
Location factor	-
Description	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Referencing details	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Cost information notes	Measure internal dimensions and wall thickness where practicable
rateable element	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	-
Variations	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Photo description	-
Photo notes	Pits and Ducts
	-

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Generic Category	Pits and Ducts
CG Code	3000TY
Specific	Square or Rectangular 2m deep
Descriptive	1.0m wide
Tech1	10.0m long
Tech2	20.0m³
Unit size	-
Unit of measurement	m3
ERC	£649
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

Photo1

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Generic Category	Pits and Ducts
CG Code	3000UA
Specific Descriptive	Square or Rectangular 2m deep
Tech1	1.0m wide
Tech2	50.0m long
Unit size	100.0m³
Unit of measurement	-
ERC	m3
Superseded codes	£583
Location factor	-
Description	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Referencing details	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Cost information notes	Measure internal dimensions and wall thickness where practicable
rateable element	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	-
Variations	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Photo description	-
Photo notes	Pits and Ducts
	-

Photo1

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Generic Category	Pits and Ducts
CG Code	3000WK
Specific	Square or Rectangular 2m deep
Descriptive	10.0m wide
Tech1	10.0m long
Tech2	200.0m³
Unit size	-
Unit of measurement	m3
ERC	£195
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

Photo1

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Generic Category	Pits and Ducts
CG Code	3000WP
Specific	Square or Rectangular 2m deep
Descriptive	10.0m wide
Tech1	50.0m long
Tech2	1,000.0m³
Unit size	-
Unit of measurement	m3
ERC	£155
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

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Generic Category	Pits and Ducts
CG Code	3000UF
Specific Descriptive	Square or Rectangular 2m deep
Tech1	2.0m wide
Tech2	2.0m long
Unit size	8.0m³
Unit of measurement	-
ERC	m3
Superseded codes	£657
Location factor	-
Description	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Referencing details	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Cost information notes	Measure internal dimensions and wall thickness where practicable
rateable element	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	-
Variations	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Photo description	-
Photo notes	Pits and Ducts
	-

Photo1

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Generic Category	Pits and Ducts
CG Code	3000UK
Specific	Square or Rectangular 2m deep
Descriptive	2.0m wide
Tech1	5.0m long
Tech2	20.0m³
Unit size	-
Unit of measurement	m3
ERC	£462
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

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Generic Category	Pits and Ducts
CG Code	3000UP
Specific	Square or Rectangular 2m deep
Descriptive	2.0m wide
Tech1	10.0m long
Tech2	40.0m³
Unit size	-
Unit of measurement	m3
ERC	£397
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

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Generic Category	Pits and Ducts
CG Code	3000UT
Specific	Square or Rectangular 2m deep
Descriptive	2.0m wide
Tech1	50.0m long
Tech2	200.0m³
Unit size	-
Unit of measurement	m3
ERC	£345
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

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Generic Category	Pits and Ducts
CG Code	3000UY
Specific Descriptive	Square or Rectangular 2m deep
Tech1	3.0m wide
Tech2	5.0m long
Unit size	30.0m³
Unit of measurement	-
ERC	m3
Superseded codes	£372
Location factor	-
Description	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Referencing details	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Cost information notes	Measure internal dimensions and wall thickness where practicable
rateable element	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	-
Variations	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Photo description	-
Photo notes	Pits and Ducts
	-

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Generic Category	Pits and Ducts
CG Code	3000VA
Specific	Square or Rectangular 2m deep
Descriptive	3.0m wide
Tech1	10.0m long
Tech2	60.0m³
Unit size	-
Unit of measurement	m3
ERC	£313
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

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Generic Category	Pits and Ducts
CG Code	3000VF
Specific	Square or Rectangular 2m deep
Descriptive	3.0m wide
Tech1	50.0m long
Tech2	300.0m³
Unit size	-
Unit of measurement	m3
ERC	£266
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
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Generic Category	Pits and Ducts
CG Code	3000VK
Specific	Square or Rectangular 2m deep
Descriptive	4.0m wide
Tech1	5.0m long
Tech2	40.0m³
Unit size	-
Unit of measurement	m3
ERC	£327
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

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Generic Category	Pits and Ducts
CG Code	3000VP
Specific	Square or Rectangular 2m deep
Descriptive	4.0m wide
Tech1	10.0m long
Tech2	80.0m³
Unit size	-
Unit of measurement	m3
ERC	£271
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

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Generic Category	Pits and Ducts
CG Code	3000VT
Specific	Square or Rectangular 2m deep
Descriptive	4.0m wide
Tech1	50.0m long
Tech2	400.0m³
Unit size	-
Unit of measurement	m3
ERC	£226
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

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Generic Category	Pits and Ducts
CG Code	3000VY
Specific	Square or Rectangular 2m deep
Descriptive	5.0m wide
Tech1	5.0m long
Tech2	50.0m³
Unit size	-
Unit of measurement	m3
ERC	£300
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

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Generic Category	Pits and Ducts
CG Code	3000WA
Specific	Square or Rectangular 2m deep
Descriptive	5.0m wide
Tech1	10.0m long
Tech2	100.0m³
Unit size	-
Unit of measurement	m3
ERC	£246
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

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Generic Category	Pits and Ducts
CG Code	3000WF
Specific	Square or Rectangular 2m deep
Descriptive	5.0m wide
Tech1	50.0m long
Tech2	500.0m³
Unit size	-
Unit of measurement	m3
ERC	£203
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

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Generic Category	Pits and Ducts
CG Code	3000WT
Specific Descriptive	Square or Rectangular 5m deep
Tech1	1.0m wide
Tech2	1.0m long
Unit size	$5.0m^3$
Unit of measurement	-
ERC	m3
Superseded codes	£1,508
Location factor	-
Description	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Referencing details	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Cost information notes	Measure internal dimensions and wall thickness where practicable
rateable element	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	-
Variations	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Photo description	-
Photo notes	Pits and Ducts
	-

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Generic Category	Pits and Ducts
CG Code	3000WY
Specific Descriptive Tech1	Square or Rectangular 5m deep 1.0m wide 2.0m long
Tech2	10.0m³
Unit size	-
Unit of measurement	m3
ERC	£1,045
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

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Generic Category	Pits and Ducts
CG Code	3000XA
Specific	Square or Rectangular 5m deep
Descriptive	1.0m wide
Tech1	5.0m long
Tech2	25.0m³
Unit size	-
Unit of measurement	m3
ERC	£766
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

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Generic Category	Pits and Ducts
CG Code	3000XF
Specific Descriptive	Square or Rectangular 5m deep
Tech1	1.0m wide
Tech2	10.0m long
Unit size	50.0m³
Unit of measurement	-
ERC	m3
Superseded codes	£673
Location factor	-
Description	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Referencing details	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Cost information notes	Measure internal dimensions and wall thickness where practicable
rateable element	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	-
Variations	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Photo description	-
Photo notes	Pits and Ducts
	-

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Generic Category	Pits and Ducts
CG Code	3000XK
Specific	Square or Rectangular 5m deep
Descriptive	1.0m wide
Tech1	50.0m long
Tech2	250.0m³
Unit size	-
Unit of measurement	m3
ERC	£599
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

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Generic Category	Pits and Ducts
CG Code	3000Z5
Specific	Square or Rectangular 5m deep
Descriptive	10.0m wide
Tech1	10.0m long
Tech2	500.0m³
Unit size	-
Unit of measurement	m3
ERC	£167
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

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Generic Category	Pits and Ducts
CG Code	3000Z6
Specific	Square or Rectangular 5m deep
Descriptive	10.0m wide
Tech1	50.0m long
Tech2	2,500.0m³
Unit size	-
Unit of measurement	m3
ERC	£133
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

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Generic Category	Pits and Ducts
CG Code	3000XP
Specific Descriptive	Square or Rectangular 5m deep
Tech1	2.0m wide
Tech2	2.0m long
Unit size	20.0m³
Unit of measurement	-
ERC	m3
Superseded codes	£685
Location factor	-
Description	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Referencing details	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Cost information notes	Measure internal dimensions and wall thickness where practicable
rateable element	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	-
Variations	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Photo description	-
Photo notes	Pits and Ducts
	-

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Generic Category	Pits and Ducts
CG Code	3000XT
Specific Descriptive	Square or Rectangular 5m deep
Tech1	2.0m wide
Tech2	5.0m long
Unit size	50.0m³
Unit of measurement	-
ERC	m3
Superseded codes	£470
Location factor	-
Description	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Referencing details	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Cost information notes	Measure internal dimensions and wall thickness where practicable
rateable element	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	-
Variations	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Photo description	-
Photo notes	Pits and Ducts
	-

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Generic Category	Pits and Ducts
CG Code	3000XY
Specific Descriptive	Square or Rectangular 5m deep
Tech1	2.0m wide
Tech2	10.0m long
Unit size	100.0m³
Unit of measurement	-
ERC	m3
Superseded codes	£398
Location factor	-
Description	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Referencing details	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Cost information notes	Measure internal dimensions and wall thickness where practicable
rateable element	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	-
Variations	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Photo description	-
Photo notes	Pits and Ducts
	-

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Generic Category	Pits and Ducts
CG Code	3000YA
Specific Descriptive	Square or Rectangular 5m deep
Tech1	2.0m wide
Tech2	50.0m long
Unit size	500.0m³
Unit of measurement	-
ERC	m3
Superseded codes	£340
Location factor	-
Description	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Referencing details	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Cost information notes	Measure internal dimensions and wall thickness where practicable
rateable element	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	-
Variations	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Photo description	-
Photo notes	Pits and Ducts
	-

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Photo2

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Generic Category	Pits and Ducts
CG Code	3000YF
Specific Descriptive	Square or Rectangular 5m deep
Tech1	3.0m wide
Tech2	5.0m long
Unit size	75.0m³
Unit of measurement	-
ERC	m3
Superseded codes	£371
Location factor	-
Description	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Referencing details	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Cost information notes	Measure internal dimensions and wall thickness where practicable
rateable element	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	-
Variations	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Photo description	-
Photo notes	Pits and Ducts
	-

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Generic Category	Pits and Ducts
CG Code	3000YK
Specific Descriptive	Square or Rectangular 5m deep
Tech1	3.0m wide
Tech2	10.0m long
Unit size	150.0m³
Unit of measurement	-
ERC	m3
Superseded codes	£306
Location factor	-
Description	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Referencing details	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Cost information notes	Measure internal dimensions and wall thickness where practicable
rateable element	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	-
Variations	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Photo description	-
Photo notes	Pits and Ducts
	-

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Generic Category	Pits and Ducts
CG Code	3000YP
Specific Descriptive	Square or Rectangular 5m deep
Tech1	3.0m wide
Tech2	50.0m long
Unit size	750.0m³
Unit of measurement	-
ERC	m3
Superseded codes	£254
Location factor	-
Description	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Referencing details	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Cost information notes	Measure internal dimensions and wall thickness where practicable
rateable element	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	-
Variations	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Photo description	-
Photo notes	Pits and Ducts
	-

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Generic Category	Pits and Ducts
CG Code	3000YT
Specific Descriptive	Square or Rectangular 5m deep
Tech1	4.0m wide
Tech2	5.0m long
Unit size	100.0m³
Unit of measurement	-
ERC	m3
Superseded codes	£321
Location factor	-
Description	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Referencing details	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Cost information notes	Measure internal dimensions and wall thickness where practicable
rateable element	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	-
Variations	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Photo description	-
Photo notes	Pits and Ducts
	-

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Generic Category	Pits and Ducts
CG Code	3000YY
Specific	Square or Rectangular 5m deep
Descriptive	4.0m wide
Tech1	10.0m long
Tech2	200.0m³
Unit size	-
Unit of measurement	m3
ERC	£260
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

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Generic Category	Pits and Ducts
CG Code	3000Z1
Specific	Square or Rectangular 5m deep
Descriptive	4.0m wide
Tech1	50.0m long
Tech2	1,000.0m³
Unit size	-
Unit of measurement	m3
ERC	£211
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

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Generic Category	Pits and Ducts
CG Code	3000Z2
Specific Descriptive	Square or Rectangular 5m deep
Tech1	5.0m wide
Tech2	5.0m long
Unit size	125.0m³
Unit of measurement	-
ERC	m3
Superseded codes	£292
Location factor	-
Description	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Referencing details	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Cost information notes	Measure internal dimensions and wall thickness where practicable
rateable element	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	-
Variations	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Photo description	-
Photo notes	Pits and Ducts
	-

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Generic Category	Pits and Ducts
CG Code	3000Z3
Specific	Square or Rectangular 5m deep
Descriptive	5.0m wide
Tech1	10.0m long
Tech2	250.0m³
Unit size	-
Unit of measurement	m3
ERC	£232
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

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Generic Category	Pits and Ducts
CG Code	3000Z4
Specific	Square or Rectangular 5m deep
Descriptive	5.0m wide
Tech1	50.0m long
Tech2	1,250.0m³
Unit size	-
Unit of measurement	m3
ERC	£185
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pits and ducts comprising 300mm thickness reinforced concrete walls and floors rectangular or square on plan. Excludes any pre cast material
Referencing details	Measure internal dimensions and wall thickness where practicable
Cost information notes	For adding a cover to pits and ducts add for the effective floor area of the pit the cost using code 3000V1 ; (in situ composite floor). For differing wall thicknesses adjust 300mm to reflect: 200mm (-20%), 400mm (21%) and 500mm (44%)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Pits and Ducts
Photo notes	-

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Generic Category	Pits and Ducts
CG Code	3000V1
Specific	Variation
Descriptive	Additional cost for a Composite floor cover to open Pit / Duct
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£79
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Addition of costs to be used in conjunction with Codes 3000QA - 3000Z6
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Playing surfaces
CG Code	STM020
Specific	Playing surfaces
Descriptive	3G Multi Sport Surfaces
Tech1	Cost includes excavation, drainage, lighting, fencing etc.
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£210
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	3G Multi Sport Surfaces artificial sports pitches, third generation rubber crumb to respective national governing body standards. Cost includes excavation, drainage, lighting, fencing etc.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - 3G football pitch.
Photo notes	-

Photo1

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Generic Category	Playing surfaces
CG Code	STK020
Specific	Playing surfaces
Descriptive	Astroturf (Sand filled NOT DRESSED)
Tech1	Includes excavation, drainage, lighting, fencing etc.
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£90
Superseded codes	33U055
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Astroturf (Sand filled NOT DRESSED); artificial sports pitches; third generation rubber crumb to respective national governing body standards. Rates include - Excavation, drainage, lighting, fencing etc.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - sand filled astroturf tennis court. Photo 2 - sand filled astroturf 5-a-side pitch.
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

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Generic Category	Playing surfaces
CG Code	STL020
Specific	Playing surfaces
Descriptive	Water based Hockey Pitches
Tech1	Cost includes excavation, drainage, lighting, fencing etc.
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£138
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Water based Hockey Pitches; artificial sports pitches; third generation rubber crumb to respective national governing body standards. Cost includes excavation, drainage, lighting, fencing etc.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - flood-lit water based hockey pitches
Photo notes	-

Photo1

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Generic Category	Police Station
CG Code	63A00D
Specific	Custody centres
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£3,372
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Generally multi-storey building mainly comprising a custody suite, interview rooms and a van dock. Secondary operational accommodation includes various stores, locker rooms, shower and toilet facilities and offices in addition to ancillary space such as plant rooms. Other accommodation, such as a laboratory may also be present. Commonly of framed construction with a range of cladding to elevations surmounted by a flat or a metal clad pitched roof. Internal finishes and fixtures vary depending on accommodation usage with resin flooring, painted plaster or tiling to walls and fixed furniture to cells. Services comprise central heating, air conditioning, lighting and power with a back-up system, sanitary and plumbing installations with vandal resistant sanitary ware to custody areas, lifts, extensive data, communication and security installations including CCTV, cell call, fire detection and alarm systems. In addition, various sustainable features, such as photovoltaic panels, may be present.
Referencing details	GEA - Gross External Area.
Cost information notes	The cost is applicable to all areas of the main building.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description -

Photo notes -

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Police Station
CG Code	63A00H
Specific	Firearms training facility
Descriptive	A shooting range, firing range or gun range, a specialized facility designed for firearms qualifications, training or practice.
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,371
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A shooting range, firing range or gun range, a specialized facility designed for firearms qualifications, training or practice. Firing range walls are usually constructed of poured concrete, precast concrete, or masonry block. The walls must be impenetrable and provide adequate ballistic protection from stray bullets and back splatter. Floors are constructed from dense reinforced concrete with a smooth surface finish. Floors are usually slanted slightly from up range (shooting lanes) toward the bullet trap downrange to allow for better maintenance and cleaning. Indoor firing range roofs are constructed from steel joists or precast concrete panels with a smooth flat surface that will redirect misfired bullets, facilitate maintenance, and prevent lead build-up. Roof baffles are installed at a 25–30 degree angle protect ceilings, lighting fixtures, ventilation ducts, and any other unprotected element from stray bullets. Baffles are typically constructed of armoured plate steel covered with fire-rated plywood. Deflectors are similar to baffles, but are not usually covered with plywood; they can be installed either vertically or horizontally and are used to redirect stray bullets from unprotected fixtures and elements inside the firing range such as doors, windows, and ventilation registers. Shields are constructed of plate steel and plywood. Control rooms or stations houses the central controls for the firing range equipment, communication, lights, and security. The controls are operated by the range master–the designated official responsible for range operation and management. The control station must provide the range master with unobstructed line of sight of the firing lanes and all shooters. Control stations are usually constructed of concrete blocks with bulletproof observation windows. Backstops and bullet traps are used to absorb the energy from the bullet and capture it to prevent overflight beyond the range area. Bullet traps come in a variety of designs and are usually constructed of impenetrable metal plates. The thickness of the plates and the
Referencing details	GEA - Gross External Area.
Cost information notes	The cost is applicable to all areas of the main building.
rateable element	-
non rateable element	-

Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Police Station
CG Code	63A00M
Specific	Kennel Complex
Descriptive	Single storey dog runs
Tech1	-
Tech2	-
Unit size	m2
Unit of measurement	m2
ERC	£1,591
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Concrete strip and pad foundations; timber floor above store rooms. Steel framed American barn, pitched roof with fibre cement sheets and Man safe. Facing brick, timber weatherboard walls. Aluminium windows. Block/ metal framed partitions. Flush/ steel doors. Plasterboard/ timber panels to walls; vinyl/ paint only flooring; plasterboard and Fermacell ceilings. Fittings. Sanitary ware. Solar hot water and rainwater harvesting. Local electric heating, ventilation and electrics. Fire/intruder alarms, emergency lighting.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

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Generic Category	Police Station
CG Code	63A00C
Specific	Police Stations with Custody Suite
Descriptive	-
Tech1	-
Tech2	-
Unit size	m2
Unit of measurement	m2
ERC	£2,423
Superseded codes	63A00A, 63A00B
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Generally multi-storey building comprising a custody suite, interview rooms, van dock, various stores, locker rooms, shower and toilet facilities, offices and ancillary space such as plant rooms. Other accommodation, such as training facilities or gym may also be present. Commonly of framed construction with a range of cladding and curtain walling to elevations surmounted by a flat roof. Internal finishes and fixtures vary depending on accommodation usage with painted plaster walls, carpet tile covered raised access floors and suspended ceilings to office areas. Services comprise central heating, air conditioning, lighting and power with a back-up system, sanitary and plumbing installations, lifts, extensive data, communication and security installations including CCTV, fire detection and alarm systems. In addition, various sustainable features, such as photovoltaic panels, may be present.
Referencing details	GEA - Gross External Area.
Cost information notes	The cost is applicable to all areas of the main building.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description -

Photo notes -

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Photo2

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Generic Category	Police Station
CG Code	63A00L
Specific	Stables
Descriptive	Building that is divided into separate stalls for individual animals
Tech1	-
Tech2	-
Unit size	m2
Unit of measurement	m2
ERC	£1,102
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single storey equestrian building and stable block. Concrete pad and strip foundations, RC bed. Steel frame. Rendered block, weatherboarding. Timber pitched roof with cladding. Timber windows; stable doors. Block and timber stud partitions. Internal doors. Plasterboard and larch to walls; vinyl and rubber flooring; plasterboard ceilings. Fittings. Sanitary ware. Mechanical and electrical services.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Police Station
CG Code	63A00E
Specific	Vehicle garage
Descriptive	Up to 500m2
Tech1	-
Tech2	-
Unit size	m2
Unit of measurement	m2
ERC	£1,013
Superseded codes	61U00L
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single storey detached building comprising basic vehicle garaging, workshop or storage space with limited ancillary areas. Frame construction with cladding to elevations and roof; roof- pitched, roller shutter doors commonly present. Internal finishes and fixtures vary depending on use with unfinished blockwork walls, exposed concrete floors and exposed underside of roof common to garage/workshop/store areas. Limited services - power and light.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

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Generic Category	Police Station
CG Code	63A00G
Specific	Vehicle workshop
Descriptive	500m2 to 2,000m2
Tech1	-
Tech2	-
Unit size	m2
Unit of measurement	m2
ERC	£1,200
Superseded codes	61U00N
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Purpose built detached building, generally single storey comprising vehicle garage, examination or servicing facilities together with ancillary areas. Commonly of frame construction with cladding to elevations and composite metal clad pitched roof, roller shutter doors frequently present. Internal finishes and fixtures vary depending on accommodation usage with painted blockwork walls, exposed concrete floors and exposed underside of roof common to garage areas. Services commonly comprise heating, ventilation, lighting and power, sanitary and plumbing installations and communication & security installations.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Police Station
CG Code	63A00J
Specific	Vehicle workshop
Descriptive	Up to 500m2
Tech1	-
Tech2	-
Unit size	m2
Unit of measurement	m2
ERC	£1,506
Superseded codes	61U00M
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Purpose built detached building, generally single storey comprising vehicle garage, examination or servicing facilities together with ancillary areas. Commonly of frame construction with cladding to elevations and composite metal clad pitched roof, roller shutter doors frequently present. Internal finishes and fixtures vary depending on accommodation usage with painted blockwork walls, exposed concrete floors and exposed underside of roof common to garage areas. Services commonly comprise heating, ventilation, lighting and power, sanitary and plumbing installations and communication & security installations.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Photo3

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Generic Category	Portable Buildings
CG Code	207F03
Specific	Acoustic Enclosures (GRP)
Descriptive	GRP acoustic enclosures for diesel engines. Typically up to 0.5MW
Tech1	Custom designed to accommodate specified generator and location
Tech2	Enclosures are available in a wide range of specifications. The rate may need to be adjusted to accommodate relevant specifications.
Unit size	-
Unit of measurement	m3
ERC	£348
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	GRP acoustic enclosures are custom designed to ensure noise pollution is reduces at source on new or existing machinery relevant to the location requirements.
Referencing details	Measure length, width and height as the cost is based on m3
Cost information notes	Costs excludes settings or foundations which are costed separately. Cost also excludes costs associated with cooling and ventilation equipment.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Portable buildings
CG Code	207F04
Specific	Containerised switch room
Descriptive	Variable size depending upon on capacity, number of switches accommodated within the switchroom
Tech1	Typically approximately 3m in height
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,597
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Units commonly found on small electricity generation sites. Generally steel containerised purpose built switch room for high and low voltage electrical equipment. May also accommodate a control room area or boiler room. They are delivered in volumetric format (ie fully factory assembled) and are placed in position on concrete pads or similar hard-standing. Could be constructed in plastic-coated steel or GRP. Units can be raised above the ground or have ducts and access points to accommodate service entries and cable runs.
Referencing details	Measure length, width.
Cost information notes	Costs include flooring, lighting, supports and access to the cabin
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Portable Buildings
CG Code	207F01
Specific	Acoustic Generator Enclosures (Steel)
Descriptive	For gas or diesel reciprocating engines.
Tech1	Custom designed to accommodate gas or diesel generator and location.
Tech2	Enclosures are available in a range of sizes and specifications and the cost may need to be adjusted to accommodate these variations.
Unit size	-
Unit of measurement	m3
ERC	£658
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Steel acoustic enclosures are custom designed to ensure noise pollution is reduced at source on new or existing machinery relevant to the location requirements. Diesel and gas generator enclosures are an effective shield from noise pollution originating from generator machinery. Acoustic doors, baffles and louvres are included in the overall volume and are designed to minimise noise pollution affecting nearby environment.
Referencing details	Measure length, width and height as cost is based on m3. Inclusive of air intake and extraction. Exhausts and stacks should be recorded and costed separately.
Cost information notes	Costs inclusive of access equipment e.g. ladders, steps, etc to the structure but excludes cooling and ventilation equipment, foundations and electrical service connections.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	Support frame to the cooling system which may be roof mounted or on a concrete pad adjacent to the enclosure should be recorded separately.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Generator Enclosures
Photo notes	Identifying exhausts, silencer and tail pipe, rooftop radiator

Photo1

Photo2

Photo3

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Generic Category	Portable buildings
CG Code	207F02
Specific	Containerised welfare cabin
Descriptive	6.401m x 2.743m
Tech1	2.36m internal height standard
Tech2	17.56m2
Unit size	-
Unit of measurement	m2
ERC	£215
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Utility standard units used as temporary accommodation for visiting sitestaff to provide shelter and temporary welfare facilities. They are delivered in volumetric format (ie fully factory assembled) and are placed in position on concrete pads or similar hard-standing. Constructed of plastic-coated steel externally with polyester coated steel wall and ceiling linings internally. Doors are steel-faced and windows are aluminium single-glazed with polyester finish Cost includes sheet vinyl floor covering, fluorescent lighting and socket outlets and electric convector heating units. Various optional extras are provided to suit individual requirements. No water services or toilet facilities.
Referencing details	Measure length, width.
Cost information notes	Costs exclude site works to include concrete bases, pads. Costs include for 3no socket outlets, 2kw convector heater, 2no 1.5m fluorescent lighting
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Portable buildings
CG Code	42U30X
Specific	Firesafe
Descriptive	High security units
Tech1	2.50m int height
Tech2	21.34m²
Unit size	-
Unit of measurement	Each
ERC	£17,812
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Fire resistant high security. Typically used for onsite storage of records or for personal use. Internal layouts can be designed to exact user requirements. They are delivered in volumetric format (i.e. fully factory assembled) and are placed in position on concrete pads or similar hard-standing. Constructed of insulated plastic-coated steel externally with polyester-coated steel ceiling and wall linings internally backed with plasterboard. Doors are insulated steel-faced and windows are hardwood, internally glazed, with galvanised steel guards. Single units may be linked and / or stacked to form larger complexes. Cost includes sheet vinyl floor covering, fluorescent lighting, socket outlets, electric convector heating units and mechanical extract ventilation. Various optional extras are provided to suit individual requirements, these would include various floor coverings, window options and air conditioning
Referencing details	Measure GEA.
Cost information notes	Costs include simple concrete pad foundations, sheet vinyl floor covering, fluorescent lights, 13 amp socket outlets, electric convector units and mechanical extract ventilation.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	Connection to site electrical power supply, Connection to site water supply not included. Timber staircase for double stacked units and Metal staircase for double stacked units are not included in cost
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Portable buildings
CG Code	42Y30Y
Specific	Firesafe
Descriptive	High security units
Tech1	2.50m int height
Tech2	27.76m²
Unit size	-
Unit of measurement	Each
ERC	£21,874
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Fire resistant high security. Typically used for onsite storage of records or for personal use. Internal layouts can be designed to exact user requirements. They are delivered in volumetric format (i.e. fully factory assembled) and are placed in position on concrete pads or similar hard-standing. Constructed of insulated plastic-coated steel externally with polyester-coated steel ceiling and wall linings internally backed with plasterboard. Doors are insulated steel-faced and windows are hardwood, internally glazed, with galvanised steel guards. Single units may be linked and / or stacked to form larger complexes. Cost includes sheet vinyl floor covering, fluorescent lighting, socket outlets, electric convector heating units and mechanical extract ventilation. Various optional extras are provided to suit individual requirements, these would include various floor coverings, window options and air conditioning.
Referencing details	-
Cost information notes	Costs include simple concrete pad foundations, sheet vinyl floor covering, flourecent lights, 13 amp socket outlets, electric convector units and mechanical extract ventilation.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	Connection to site electrical power supply, Connection to site water supply not included. Timber staircase for double stacked units and Metal staircase for double stacked units are not included in cost
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Portable buildings
CG Code	42U55B
Specific	Good quality
Descriptive	12.10m x 3.70m
Tech1	2.50m int height
Tech2	44.77m²
Unit size	-
Unit of measurement	Each
ERC	£45,554
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Good quality standard units finished to a high standard and typically used for temporary school classrooms, medical facilities and offices. Internal layouts can be designed to exact user requirements. They are delivered in volumetric format (i.e. fully factory assembled) and are placed in position on concrete pads or similar hard-standing. Constructed of insulated plastic-coated steel externally with vinyl-faced plasterboard walls and polyester-coated steel ceiling internally. Doors are insulated steel-faced and windows are double-glazed. Single units may be linked and/or stacked to form larger complexes. Cost includes sheet vinyl floor covering, basic internal partitions, fluorescent lighting, socket outlets and electric convector heating units. Various optional extras are provided to suit individual requirements, these would include various floor coverings, suspended ceilings, under-floor heating and air conditioning.
Referencing details	Measure GEA.
Cost information notes	Costs include pad foundations (8no x 1m x 1m x 1m) an electrical service connection, 20m trench allowed. All other external work is excluded e.g. gravel beneath the cabin or stairs / ramp. Internally, sheet vinyl floor coverings, fluorescent strip lights and 13 amp socket outlets have been included in the price.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Connection to site electrical power supply, Connection to site water supply not included. Timber staircase for double stacked units and Metal staircase for double stacked units are not included in cost
Photo description	Typical good quality portable building
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Portable buildings
CG Code	42U55C
Specific	Good quality
Descriptive	14.50m x 3.70m
Tech1	2.50m int height
Tech2	53.65m²
Unit size	-
Unit of measurement	Each
ERC	£51,893
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Good quality standard units finished to a high standard and typically used for temporary school classrooms, medical facilities and offices. Internal layouts can be designed to exact user requirements. They are delivered in volumetric format (i.e. fully factory assembled) and are placed in position on concrete pads or similar hard-standing. Constructed of insulated plastic-coated steel externally with vinyl-faced plasterboard walls and polyester-coated steel ceiling internally. Doors are insulated steel-faced and windows are double-glazed. Single units may be linked and/or stacked to form larger complexes. Cost includes sheet vinyl floor covering, basic internal partitions, fluorescent lighting, socket outlets and electric convector heating units. Various optional extras are provided to suit individual requirements, these would include various floor coverings, suspended ceilings, under-floor heating and air conditioning.
Referencing details	Measure GEA.
Cost information notes	Costs include pad foundations (10no x 1m x 1m x 1m) an electrical service connection, 20m trench allowed. All other external work is excluded e.g. gravel beneath the cabin or stairs / ramp. Internally, sheet vinyl floor coverings, fluorescent strip lights and 13 amp socket outlets have been included in the price.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Connection to site electrical power supply, Connection to site water supply not included. Timber staircase for double stacked units and Metal staircase for double stacked units are not included in cost
Photo description	Typical good quality portable building
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Portable buildings
CG Code	42U55D
Specific	Good quality
Descriptive	18.18m x 3.70m
Tech1	2.50m int height
Tech2	67.27m²
Unit size	-
Unit of measurement	Each
ERC	£61,890
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Good quality standard units finished to a high standard and typically used for temporary school classrooms, medical facilities and offices. Internal layouts can be designed to exact user requirements. They are delivered in volumetric format (i.e. fully factory assembled) and are placed in position on concrete pads or similar hard-standing. Constructed of insulated plastic-coated steel externally with vinyl-faced plasterboard walls and polyester-coated steel ceiling internally. Doors are insulated steel-faced and windows are double-glazed. Single units may be linked and/or stacked to form larger complexes. Cost includes sheet vinyl floor covering, basic internal partitions, fluorescent lighting, socket outlets and electric convector heating units. Various optional extras are provided to suit individual requirements, these would include various floor coverings, suspended ceilings, under-floor heating and air conditioning.
Referencing details	Measure GEA.
Cost information notes	Costs include pad foundations (12no x 1m x 1m x 1m) an electrical service connection, 20m trench allowed. All other external work is excluded e.g. gravel beneath the cabin or stairs / ramp. Internally, sheet vinyl floor coverings, fluorescent strip lights and 13 amp socket outlets have been included in the price.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical good quality portable building
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Portable buildings
CG Code	42U55A
Specific	Good quality
Descriptive	9.70m x 3.70m
Tech1	2.50m int height
Tech2	35.89m²
Unit size	-
Unit of measurement	Each
ERC	£39,014
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Good quality standard units finished to a high standard and typically used for temporary school classrooms, medical facilities and offices. Internal layouts can be designed to exact user requirements. They are delivered in volumetric format (i.e. fully factory assembled) and are placed in position on concrete pads or similar hard-standing. Constructed of insulated plastic-coated steel externally with vinyl-faced plasterboard walls and polyester-coated steel ceiling internally. Doors are insulated steel-faced and windows are double-glazed. Single units may be linked and/or stacked to form larger complexes. Cost includes sheet vinyl floor covering, basic internal partitions, fluorescent lighting, socket outlets and electric convector heating units. Various optional extras are provided to suit individual requirements, these would include various floor coverings, suspended ceilings, under-floor heating and air conditioning.
Referencing details	-
Cost information notes	Costs include pad foundations (6no x 1m x 1m x 1m) an electrical service connection, 20m trench allowed. All other external work is excluded e.g. gravel beneath the cabin or stairs / ramp. Internally, sheet vinyl floor coverings, fluorescent strip lights and 13 amp socket outlets have been included in the cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Connection to site electrical power supply, Connection to site water supply not included. Timber staircase for double stacked units and Metal staircase for double stacked units are not included in cost
Photo description	Typical good quality portable building
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Portable buildings
CG Code	42U30A
Specific	GRP
Descriptive	GRP Kiosk excluding concrete base.
Tech1	1.5m x 1.5m
Tech2	2.56m ht
Unit size	-
Unit of measurement	Each
ERC	£7,063
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Moulded glass reinforced plastic (GRP) walls and roof. Stainless steel nuts, bolts and screws, lightweight and corrosion free. Excluding prepared concrete base. Larger units of the enclosed type may have internal bracing against deflection. Insulation may be added depending on the function of the unit. Additional cost will be incurred.
Referencing details	Measure external dimensions.
Cost information notes	The cost does not include any external works or base for the unit, nor does it allow for any service connections. A 12% preliminary cost allowance has been added to the base price which would be attributable to a main contractor procuring / managing the works.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Connection to electrical supply and connection to water supply requires additional costs.
Photo description	Photo 1 - Kiosk
Photo notes	-

Photo1

Photo2

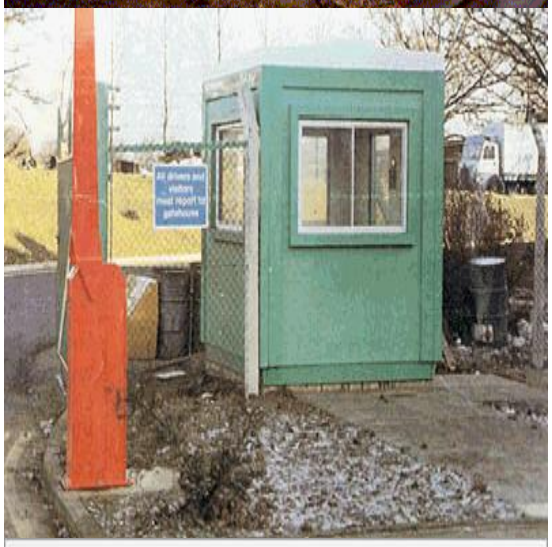

Photo3

Back

Generic Category	Portable buildings
CG Code	42U30F
Specific	GRP
Descriptive	GRP Kiosk excluding concrete base
Tech1	2.3m x 1.5m
Tech2	2.56m ht
Unit size	-
Unit of measurement	Each
ERC	£8,576
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Moulded glass reinforced plastic (GRP) walls and roof. Stainless steel nuts, bolts and screws, lightweight and corrosion free. Excluding prepared concrete base. Larger units of the enclosed type may have internal bracing against deflection. Insulation may be added depending on the function of the unit. Additional cost will be incurred.
Referencing details	Measure external dimensions.
Cost information notes	The cost does not include any external works or base for the unit, nor does it allow for any service connections. A 12% preliminary cost allowance has been added to the base price which would be attributable to a main contractor procuring / managing the works.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Connection to electrical supply and connection to water supply requires additional costs.
Photo description	Photo 1 - GRP Kiosk excluding concrete base
Photo notes	-

Photo1

Photo2

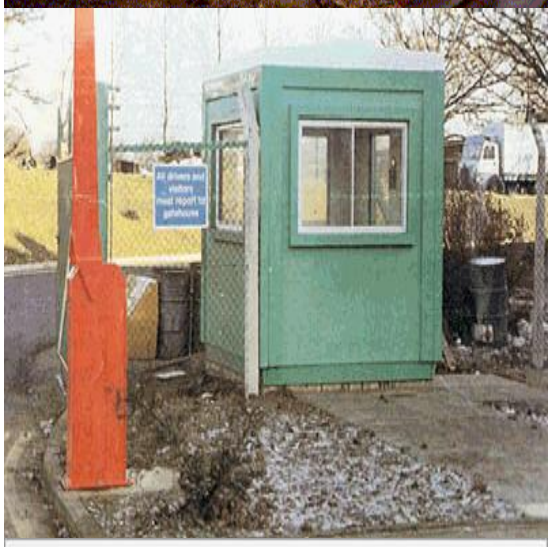

Photo3

Back

Generic Category	Portable buildings
CG Code	42U30K
Specific	GRP
Descriptive	GRP Kiosk excluding concrete base
Tech1	2.7m x 2.2m
Tech2	2.56m ht
Unit size	-
Unit of measurement	Each
ERC	£11,437
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Moulded glass reinforced plastic (GRP) walls and roof. Stainless steel nuts, bolts and screws, lightweight and corrosion free. Excluding prepared concrete base. Larger units of the enclosed type may have internal bracing against deflection. Insulation may be added depending on the function of the unit. Additional cost will be incurred.
Referencing details	Measure external dimensions.
Cost information notes	The cost does not include any external works or base for the unit, nor does it allow for any service connections. A 12% preliminary cost allowance has been added to the base price which would be attributable to a main contractor procuring / managing the works.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Connection to electrical supply and connection to water supply requires additional costs.
Photo description	Photo 1 - GRP Kiosk excluding concrete base
Photo notes	-

Photo1

Photo2

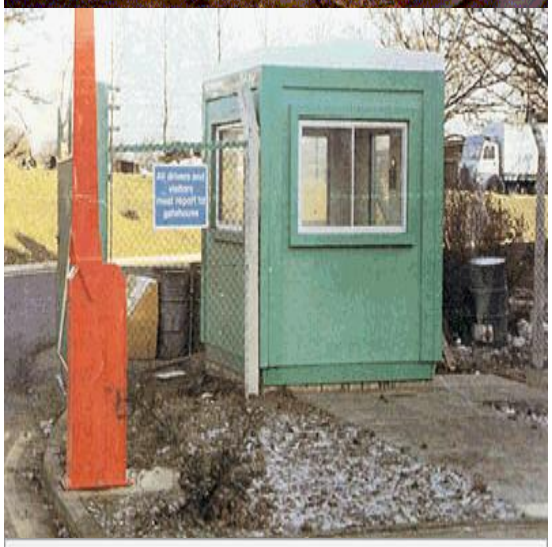

Photo3

Back

Generic Category	Portable buildings
CG Code	42U55S
Specific	High quality standard units
Descriptive	Modular units
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,007
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	High quality standard units finished to a high standard and typically used for offices, marketing suites and similar applications. Internal layouts can be designed to exact user requirements. They are delivered in volumetric format (i.e. fully factory assembled) and are placed in position on concrete pads or similar hard-standing. Constructed of insulated plastic-coated steel externally with vinyl-faced plasterboard walls and polyester-coated steel ceiling internally. Doors are insulated steel-faced and windows are PVC-U, double-glazed with low energy glass. The system uses complete modules to construct buildings with unlimited floor area. Additional storeys may be added at any time (up to a maximum of four). Various optional extras are provided to suit individual requirements. These include various floor coverings, suspended ceilings, under-floor heating and air conditioning.
Referencing details	Measure GEA. External Walls to be measured as per elevation.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Portable buildings
CG Code	42U45A
Specific	Rubb shelters
Descriptive	Galvanised steel framework
Tech1	PVC covering
Tech2	R.C slab and strip beam
Unit size	-
Unit of measurement	m2
ERC	£524
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rubb prefabricated portable structures and buildings have two common features, a galvanised steel frame and a PVC impregnated polyester fabric cover which is tensioned over the frame to provide a tight fitting shell. Variations include provision of alternative materials such as steel cladding or aluminium frame members. Any length of Rubb structure is possible in single span width of between 3 metres to over 79 metres (gap between ribs 3m to 5m). Multispan options are also available to provide for even larger structures. Side and gable walls are vertical to provide maximum space utilisation. These buildings are temporary structures although they have a reasonable life expectancy of over twenty years. Such buildings are frequently used for storage purposes and have minimum mechanical and electrical services. Foundations are a reinforced power-floated concrete slab and perimeter ring beam to which the steel frame is attached. Services include incoming electric service providing basic industrial lighting.
Referencing details	Measure GEA.
Cost information notes	Cost includes a perimeter ring foundation (29m x 0.3m x 0.3m) with a 50mm gravel top to hide anchor connections. There is an allowance for topsoil removal, 150mm type 1 stone and a 250mm slab reinforced with A393 mesh (1 layer). No external perimeter walls are included in the cost. All other external works and service connections are excluded. Although lighting and electrics can be added to the structure, none is included in the cost..
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Portable buildings
CG Code	42U30U
Specific	Secure storage containers
Descriptive	2.44m x 12.19m
Tech1	2.59m int height
Tech2	29.74m²
Unit size	-
Unit of measurement	Each
ERC	£5,203
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Second hand standard ISO shipping container of all steel construction typically used for secure site storage. Available in standard sizes.
Referencing details	Measure GEA.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Shows second hand standard ISO shipping container of all steel construction typically used for secure site storage.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Portable buildings
CG Code	42U30P
Specific	Secure storage containers
Descriptive	2.44m x 6.10m
Tech1	2.59m int height
Tech2	14.88m²
Unit size	-
Unit of measurement	Each
ERC	£3,480
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Second hand standard ISO shipping container of all steel construction typically used for secure site storage. Available in standard sizes.
Referencing details	Measure GEA.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Shows second hand standard ISO shipping container of all steel construction typically used for secure site storage.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Portable buildings
CG Code	42U40A
Specific	Utility shelters
Descriptive	Metal clad
Tech1	Excluding base cost
Tech2	2.00m x 2.00m x 2.42m ht
Unit size	Each
Unit of measurement	Each
ERC	£6,955
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Profiled galvanised steel panels with exterior plastic coating and protective paint finish internally. Single glazed toughened glass window and double skin steel doors with foam core, hinges and deadlock. They are delivered in kit form for on site assembly by the purchaser.
Referencing details	Measure GEA.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Utility Shelter
Photo notes	-

Photo1

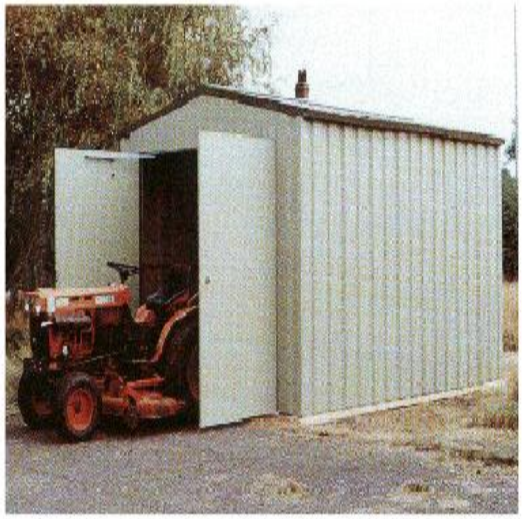

Photo2

Photo3

Back

Generic Category	Portable buildings
CG Code	42U40D
Specific	Utility shelters
Descriptive	Metal clad
Tech1	Excluding base cost
Tech2	3.00m x 2.00m x 2.42m ht
Unit size	Each
Unit of measurement	Each
ERC	£8,685
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Profiled galvanised steel panels with exterior plastic coating and protective paint finish internally. Single glazed toughened glass window and double skin steel doors with foam core, hinges and deadlock. They are delivered in kit form for on site assembly by the purchaser.
Referencing details	Measure GEA.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Utility Shelter
Photo notes	-

Photo1

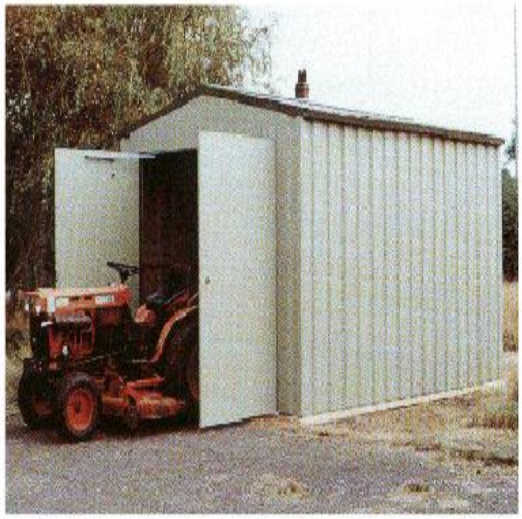

Photo2

Photo3

Back

Generic Category	Portable buildings
CG Code	42U40G
Specific	Utility shelters
Descriptive	Metal clad
Tech1	Excluding base cost
Tech2	3.00m x 3.00m x 2.51m ht
Unit size	Each
Unit of measurement	Each
ERC	£9,453
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Profiled galvanised steel panels with exterior plastic coating and protective paint finish internally. Single glazed toughened glass window and double skin steel doors with foam core, hinges and deadlock. They are delivered in kit form for on site assembly by the purchaser.
Referencing details	Measure GEA.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Utility Shelter
Photo notes	-

Photo1

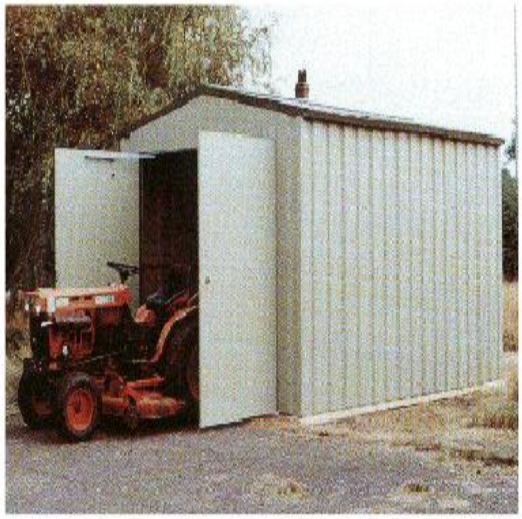

Photo2

Photo3

Back

Generic Category	Portable buildings
CG Code	42U40M
Specific	Utility shelters
Descriptive	Metal clad
Tech1	Excluding base cost
Tech2	4.00m x 3.00m x 2.51m ht
Unit size	Each
Unit of measurement	Each
ERC	£11,542
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Profiled galvanised steel panels with exterior plastic coating and protective paint finish internally. Single glazed toughened glass window and double skin steel doors with foam core, hinges and deadlock. They are delivered in kit form for on site assembly by the purchaser.
Referencing details	Measure GEA.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Utility Shelter
Photo notes	-

Photo1

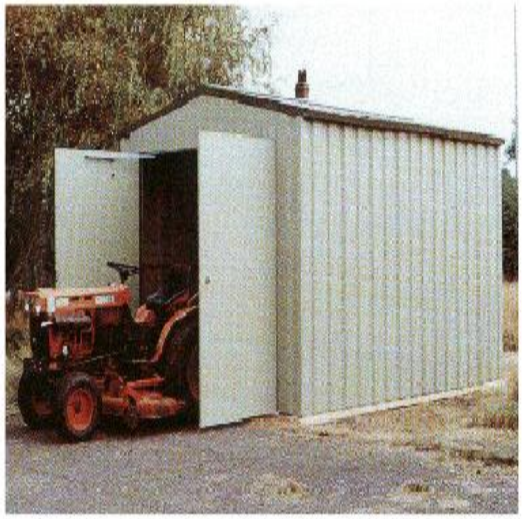

Photo2

Photo3

Back

Generic Category	Portable buildings
CG Code	42U40P
Specific	Utility shelters
Descriptive	Metal clad
Tech1	Excluding base cost
Tech2	5.00m x 3.00m x 2.51m ht
Unit size	Each
Unit of measurement	Each
ERC	£12,681
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Profiled galvanised steel panels with exterior plastic coating and protective paint finish internally. Single glazed toughened glass window and double skin steel doors with foam core, hinges and deadlock. They are delivered in kit form for on site assembly by the purchaser.
Referencing details	Measure GEA.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Utility Shelter
Photo notes	-

Photo1

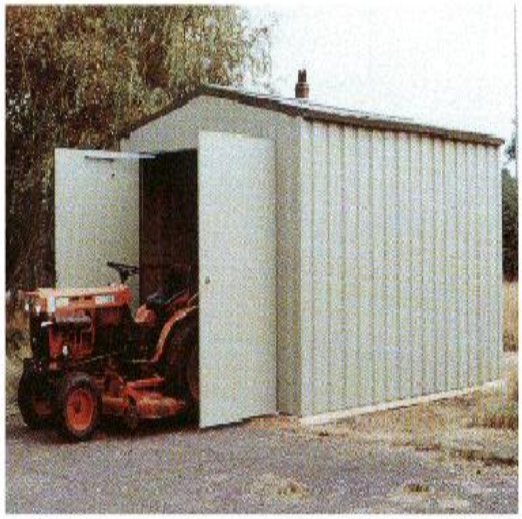

Photo2

Photo3

Back

Generic Category	Portable buildings
CG Code	42U00V1
Specific	Variation
Descriptive	Additional cost for Electrical connection
Tech1	-
Tech2	-
Unit size	
Unit of measurement	Each
ERC	£448
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Additional costs to be used in conjunction with Portable Buildings.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Portable buildings
CG Code	42U00V2
Specific	Variation
Descriptive	Additional cost for Water connection
Tech1	-
Tech2	-
Unit size	
Unit of measurement	Each
ERC	£596
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Additional costs to be used in conjunction with Portable Buildings.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Portable buildings
CG Code	42U00V3
Specific	Variation
Descriptive	Additional cost for Timber Staircase to 2 storey portable building
Tech1	-
Tech2	-
Unit size	
Unit of measurement	Each
ERC	£1,402
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Additional costs to be used in conjunction with Portable Buildings, based on code 30K00A, but remove Work to soffit.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Portable buildings
CG Code	42U00V4
Specific	Variation
Descriptive	Additional cost for Metal Staircase to 2 storey portable building
Tech1	-
Tech2	-
Unit size	
Unit of measurement	m
ERC	£1,216
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Additional costs to be used in conjunction with Portable Buildings. Single flight at 45 degrees includes steps (open mesh with non slip nosing) 1070mm wide galvanised hand railing is fitted both sides with tubular top and mid rails.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

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Generic Category	Portable buildings
CG Code	42U00V
Specific	Utility standard
Descriptive	10m x 2.96m
Tech1	2.8m int height
Tech2	29.60m²
Unit size	-
Unit of measurement	Each
ERC	£33,377
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Utility standard units finished to a good standard and typically used for temporary offices, canteens and changing rooms. Internal layouts can be designed to exact user requirements. They are delivered in volumetric format (i.e. fully factory assembled) and are placed in position on concrete pads or similar hard-standing. Constructed of insulated plastic-coated steel externally with polyester coated steel wall and ceiling linings internally. Doors are insulated steel-faced and windows are aluminium single-glazed with polyester finish. Single units may be linked and/or stacked to form larger complexes. Cost includes sheet vinyl floor covering, fluorescent lighting, socket outlets and electric convector heating units. Various optional extras are provided to suit individual requirements; these include internal partitions, various floor coverings, external staircases and air conditioning.
Referencing details	Measure GEA.
Cost information notes	Cost includes pad foundations (6no x 1m x 1m x 1m) an electrical service connection with a 20m trench allowed. All other external work is excluded e.g. gravel beneath the cabin or stairs / ramp. Internally, sheet vinyl floor coverings, fluorescent strip lights and 13 amp socket outlets have been included in the cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description Photo 1 - Multiple linked Utility Standard Portable Buildings.

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Portable buildings
CG Code	42U00X
Specific	Utility standard
Descriptive	11.94m x 2.97m
Tech1	2.8m int height
Tech2	35.52m²
Unit size	-
Unit of measurement	Each
ERC	£37,117
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Utility standard units finished to a good standard and typically used for temporary offices, canteens and changing rooms. Internal layouts can be designed to exact user requirements. They are delivered in volumetric format (i.e. fully factory assembled) and are placed in position on concrete pads or similar hard-standing. Constructed of insulated plastic-coated steel externally with polyester coated steel wall and ceiling linings internally. Doors are insulated steel-faced and windows are aluminium single-glazed with polyester finish. Single units may be linked and/or stacked to form larger complexes. Cost includes sheet vinyl floor covering, fluorescent lighting, socket outlets and electric convector heating units. Various optional extras are provided to suit individual requirements; these include internal partitions, various floor coverings, external staircases and air conditioning.
Referencing details	Measure GEA.
Cost information notes	Cost includes pad foundations (8no x 1m x 1m x 1m) an electrical service connection with a 20m trench allowed. All other external work is excluded e.g. gravel beneath the cabin or stairs / ramp. Internally, sheet vinyl floor coverings, fluorescent strip lights and 13 amp socket outlets have been included in the cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description Photo 1 - Multiple linked Utility Standard Portable Buildings.

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Portable buildings
CG Code	42U00A
Specific	Utility standard
Descriptive	2.81m x 2.59m
Tech1	2.8m int height
Tech2	7.28m²
Unit size	-
Unit of measurement	Each
ERC	£20,796
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Utility standard units finished to a good standard and typically used for temporary offices, canteens and changing rooms. Internal layouts can be designed to user requirements. They are delivered in volumetric format (i.e. fully factory assembled) and are placed in position on concrete pads or similar hard-standings. Constructed of insulated plastic-coated steel externally with polyester coated steel wall and ceiling linings internally. Doors are insulated steel-faced and windows are aluminium single glazed with polyester finish. Single units may be linked and / or stacked to form larger complexes. Cost includes sheet vinyl floor covering, fluorescent lighting and socket outlets and convector heating units. Various optional extras are provided to suit individual requirements, these include internal partitions, various floor coverings, external staircases and air conditioning.
Referencing details	Measure GEA.
Cost information notes	Cost includes pad foundations (4no x 1m x 1m x 1m) an electrical service connection, 20m trench allowed. All other external work is excluded e.g. gravel beneath the cabin or stairs / ramp. Internally, sheet vinyl floor coverings, fluorescent strip lights and 13 amp socket outlets have been included in the cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description Photo 1 - Multiple linked Utility Standard Portable Buildings.

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Portable buildings
CG Code	42U00D
Specific	Utility standard
Descriptive	4.81m x 2.59m
Tech1	2.8m int height
Tech2	12.46m²
Unit size	-
Unit of measurement	Each
ERC	£24,068
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Utility standard units finished to a good standard and typically used for temporary offices, canteens and changing rooms. Internal layouts can be designed to exact user requirements. They are delivered in volumetric format (i.e. fully factory assembled) and are placed in position on concrete pads or similar hard-standing. Constructed of insulated plastic-coated steel externally with polyester coated steel wall and ceiling linings internally. Doors are insulated steel-faced and windows are aluminium single-glazed with polyester finish. Single units may be linked and/or stacked to form larger complexes. Cost includes sheet vinyl floor covering, fluorescent lighting, socket outlets and electric convector heating units. Various optional extras are provided to suit individual requirements; these include internal partitions, various floor coverings, external staircases and air conditioning
Referencing details	Measure GEA.
Cost information notes	Cost includes pad foundations (4no x 1m x 1m x 1m) an electrical service connection, 20m trench allowed. All other external work is excluded e.g. gravel beneath the cabin or stairs / ramp. Internally, sheet vinyl floor coverings, fluorescent strip lights and 13 amp socket outlets have been included in the cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description Photo 1 - Multiple linked Utility Standard Portable Buildings.

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Portable buildings
CG Code	42U00F
Specific	Utility standard
Descriptive	5.81m x 2.90m
Tech1	2.8m int height
Tech2	17.18m²
Unit size	-
Unit of measurement	Each
ERC	£25,489
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Utility standard units finished to a good standard and typically used for temporary offices, canteens and changing rooms. Internal layouts can be designed to exact user requirements. They are delivered in volumetric format (i.e. fully factory assembled) and are placed in position on concrete pads or similar hard-standing. Constructed of insulated plastic-coated steel externally with polyester coated steel wall and ceiling linings internally. Doors are insulated steel-faced and windows are aluminium single-glazed with polyester finish. Single units may be linked and/or stacked to form larger complexes. Cost includes sheet vinyl floor covering, fluorescent lighting, socket outlets and electric convector heating units. Various optional extras are provided to suit individual requirements; these include internal partitions, various floor coverings, external staircases and air conditioning.
Referencing details	Measure GEA.
Cost information notes	Cost includes pad foundations (4no x 1m x 1m x 1m) an electrical service connection with a 20m trench allowed. All other external work is excluded e.g. gravel beneath the cabin or stairs / ramp. Internally, sheet vinyl floor coverings, fluorescent strip lights and 13 amp socket outlets have been included in the price.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description Photo 1 - Multiple linked Utility Standard Portable Buildings.

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Portable buildings
CG Code	42U00H
Specific	Utility standard
Descriptive	7.21m x 2.59m
Tech1	2.8m int height
Tech2	18.68m²
Unit size	-
Unit of measurement	Each
ERC	£26,742
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Utility standard units finished to a good standard and typically used for temporary offices, canteens and changing rooms. Internal layouts can be designed to exact user requirements. They are delivered in volumetric format (i.e. fully factory assembled) and are placed in position on concrete pads or similar hard-standing. Constructed of insulated plastic-coated steel externally with polyester coated steel wall and ceiling linings internally. Doors are insulated steel-faced and windows are aluminium single-glazed with polyester finish. Single units may be linked and/or stacked to form larger complexes. Cost includes sheet vinyl floor covering, fluorescent lighting, socket outlets and electric convector heating units. Various optional extras are provided to suit individual requirements; these include internal partitions, various floor coverings, external staircases and air conditioning.
Referencing details	Measure GEA.
Cost information notes	Cost includes pad foundations (6no x 1m x 1m x 1m) an electrical service connection with a 20m trench allowed. All other external work is excluded e.g. gravel beneath the cabin or stairs / ramp. Internally, sheet vinyl floor coverings, fluorescent strip lights and 13 amp socket outlets have been included in the cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description Photo 1 - Multiple linked Utility Standard Portable Buildings.

Photo notes -

Photo1

Photo2

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Generic Category	Portable buildings
CG Code	42U00L
Specific	Utility standard
Descriptive	7.21m x 2.96m
Tech1	2.8m int height
Tech2	21.32m²
Unit size	-
Unit of measurement	Each
ERC	£27,353
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Utility standard units finished to a good standard and typically used for temporary offices, canteens and changing rooms. Internal layouts can be designed to exact user requirements. They are delivered in volumetric format (i.e. fully factory assembled) and are placed in position on concrete pads or similar hard-standing. Constructed of insulated plastic-coated steel externally with polyester coated steel wall and ceiling linings internally. Doors are insulated steel-faced and windows are aluminium single-glazed with polyester finish. Single units may be linked and/or stacked to form larger complexes. Cost includes sheet vinyl floor covering, fluorescent lighting, socket outlets and electric convector heating units. Various optional extras are provided to suit individual requirements; these include internal partitions, various floor coverings, external staircases and air conditioning.
Referencing details	Measure GEA.
Cost information notes	Cost includes pad foundations (6no x 1m x 1m x 1m) an electrical service connection with a 20m trench allowed. All other external work is excluded e.g. gravel beneath the cabin or stairs / ramp. Internally, sheet vinyl floor coverings, fluorescent strip lights and 13 amp socket outlets have been included in the cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description Photo 1 - Multiple linked Utility Standard Portable Buildings.

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Portable buildings
CG Code	42U00T
Specific	Utility standard
Descriptive	8.41m x 2.96m
Tech1	2.8m int height
Tech2	24.87m
Unit size	-
Unit of measurement	Each
ERC	£30,037
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Utility standard units finished to a good standard and typically used for temporary offices, canteens and changing rooms. Internal layouts can be designed to exact user requirements. They are delivered in volumetric format (i.e. fully factory assembled) and are placed in position on concrete pads or similar hard-standing. Constructed of insulated plastic-coated steel externally with polyester coated steel wall and ceiling linings internally. Doors are insulated steel-faced and windows are aluminium single-glazed with polyester finish. Single units may be linked and/or stacked to form larger complexes. Cost includes sheet vinyl floor covering, fluorescent lighting, socket outlets and electric convector heating units. Various optional extras are provided to suit individual requirements; these include internal partitions, various floor coverings, external staircases and air conditioning.
Referencing details	Measure GEA.
Cost information notes	Cost includes pad foundations (6no x 1m x 1m x 1m) an electrical service connection with a 20m trench allowed. All other external work is excluded e.g. gravel beneath the cabin or stairs / ramp. Internally, sheet vinyl floor coverings, fluorescent strip lights and 13 amp socket outlets have been included in the cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description Photo 1 - Multiple linked Utility Standard Portable Buildings.

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Primary Health Care
CG Code	98H305
Specific	Health Centres/Group Practice Surgeries - Integrated Pharmacy
Descriptive	Generally a merger of GP surgeries, Consulting rooms, general reception and waiting areas, minor operations room.
Tech1	GEA < 2650 m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,896
Superseded codes	98H301, 98H302, 98H303, STS016
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Typical Construction: 2 storey medical centre. Concrete strip foundations. Steel windposts and isolated steel members. Beam and block upper floors. Stairs. Timber pitched artificial slated roof. Facing brick and rendered / clad block external walls. Double glazed aluminium windows. Roller shutters. Metal stud and block internal walls. Timber internal doors. Plaster, plasterboard and plastic wall finishes. Vinyl and carpet floor finishes. Suspended ceilings. Fittings, furniture and equipment. Sanitary ware. Space heating. Ventilation. Electric power and light. Fire and lightning protection. Communication, security and medical installations.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	As this cost is an average and not specific beacon, a standard deduction of 50% Furniture, Fixtures & Equipment and 10% of services has been made.
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-

Photo notes -

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Primary Health Care
CG Code	98H306
Specific	Health Centres/Group Practice Surgeries - Integrated Pharmacy
Descriptive	GP Surgeries with consulting rooms, a range of associated ancillary support facilities / services, often with a community health support permanent presence, generally a merger of several GP practices and referred to as a Medical Centre.
Tech1	GEA > 2650 m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,898
Superseded codes	98H304
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Typical Construction: 2 storey medical centre. Concrete strip foundations. Steel windposts and isolated steel members. Beam and block upper floors. Stairs. Timber pitched artificial slated roof. Facing brick and rendered / clad block external walls. Double glazed aluminium windows. Roller shutters. Metal stud and block internal walls. Timber internal doors. Plaster, plasterboard and plastic wall finishes. Vinyl and carpet floor finishes. Suspended ceilings. Fittings, furniture and equipment. Sanitary ware. Space heating. Ventilation. Electric power and light. Fire and lightning protection. Communication, security and medical installations.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	As this cost is an average and not specific beacon, a standard deduction of 50% Furniture, Fixtures & Equipment and 10% of services has been made.
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description -

Photo notes -

Photo1

The picture can't be displayed.

Photo2

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Generic Category	Provender Mills
CG Code	98C001
Specific	Electrical Installation
Descriptive	Basic electrical installation as an addition to cost for upper floors.
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£60
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Basic electrical system within product preparation areas.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

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Generic Category	Provender Mills
CG Code	98C103
Specific	Floor Paint
Descriptive	Hygenic floor paint.
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£18
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Ultra violet resistant (UVR) solvent based polyurethane resin seal providing resistance to chemical spillage and ultra violet light.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Provender Mills
CG Code	98C105
Specific	Flour Outload
Descriptive	Loading bays for off loading product to lorries Add/Deduct ERC for every 2m variation in height. Based on 12m Height Building as code 98C104
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£123
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Outloading and storage system for manufactured product. Steel frame on piles with pilecaps and ground beam. Reinforced concrete ground floor slab 225mm thick. Steel framed single skin with metal cladding to sides and roof structure which covers hoppers. Open fronted. Translucent roof panels. Rainwater goods connected to yard drainage. Electrical lighting and power.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Provender Mills
CG Code	98C104
Specific	Flour Outload
Descriptive	Loading bays for off loading product to lorries
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,678
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Outloading and storage system for manufactured product. Steel frame on piles with pilecaps and ground beam. Reinforced concrete ground floor slab 225mm thick. Steel framed single skin with metal cladding to sides and roof structure which covers hoppers. Open fronted. Translucent roof panels. Rainwater goods connected to yard drainage. Electrical lighting and power.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Provender mills
CG Code	STS050
Specific	Raw Product storage area.
Descriptive	SUBJECT TO SCHEME
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	-
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Provender Mills
CG Code	98C002
Specific	Wall Lining
Descriptive	Hygenic wall lining.
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£41
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	White Roc or simillar hygenic wall lining applied to walls within product preparation areas.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

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Generic Category	Public conveniences
CG Code	63F00C
Specific	Automated
Descriptive	Type 1,2,5 & 6
Tech1	Direct Access
Tech2	No Touch Flush
Unit size	-
Unit of measurement	Each
ERC	£99,851
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Modular prefabricated units which can be distinguished from conventional Public Conveniences in that the entrance door is also the door of the cubicle. However the unit can also be incorporated into an existing building. Features include direct access, no touch flush and no touch exit. Type 1, 2, 5 & 6 vandal resistant self cleansing 24 hour operation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical public convenience
Photo notes	-

Photo1

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Generic Category	Public conveniences
CG Code	63F02F
Specific	Automated
Descriptive	Type 3 & 7
Tech1	Direct Access
Tech2	No Touch Flush
Unit size	-
Unit of measurement	Each
ERC	£83,779
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Modular prefabricated units which can be distinguished from conventional Public Conveniences in that the entrance door is also the door of the cubicle. However the unit can also be incorporated into an existing building. Features include direct access, no touch flush and no touch exit. Type 3 & 7 vandal resistant self cleansing 24 hour operation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Public conveniences
CG Code	63F00A
Specific	Automated
Descriptive	Type 4
Tech1	Direct Access
Tech2	No Touch Flush
Unit size	-
Unit of measurement	Each
ERC	£74,851
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Modular prefabricated unit which can be distinguished from conventional Public Conveniences in that the entrance door is also the door of the cubicle. However the unit can also be incorporated into an existing building. Features include direct access, no touch flush and no touch exit. Type 4 vandal resistant self cleansing 24 hour operation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical public convenience
Photo notes	-

Photo1

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Generic Category	Public conveniences
CG Code	63F00B
Specific	Automated
Descriptive	Type 8 & 9
Tech1	Direct Access
Tech2	No Touch Flush
Unit size	-
Unit of measurement	Each
ERC	£41,815
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Modular prefabricated units which can be distinguished from conventional Public Conveniences in that the entrance door is also the door of the cubicle. However the unit can also be incorporated into an existing building. Features include direct access, no touch flush and no touch exit. Type 8 & 9 vandal resistant self cleansing 24 hour operation.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical public convenience
Photo notes	-

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Generic Category	Public conveniences
CG Code	63F00L
Specific	Conventional
Descriptive	Average Quality
Tech1	111m2 - 120m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,084
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Purpose built traditional cavity wall construction with dual pitched slate or tiled roof, plastic rainwater goods, plastic or timber fascias and soffits. Painted timber windows and doors. Rendered block work or facing brickwork external skin. Internal walls rendered and finished with finishing plaster skim. Ceramic tiles to half wall height and splashbacks to wash hand basins. Vinyl floor covering with welded seams. Mechanical ventilation and basic lighting and power.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

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Generic Category	Public conveniences
CG Code	63F00J
Specific	Conventional
Descriptive	Average Quality
Tech1	91m2 - 100m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,154
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Purpose built traditional cavity wall construction with dual pitched slate or tiled roof, plastic rainwater goods, plastic or timber fascias and soffits. Painted timber windows and doors. Rendered block work or facing brickwork external skin. Internal walls rendered and finished with finishing plaster skim. Ceramic tiles to half wall height and splashbacks to wash hand basins. Vinyl floor covering with welded seams. Mechanical ventilation and basic lighting and power.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Public conveniences
CG Code	63F00K
Specific	Conventional
Descriptive	Average Quality
Tech1	101m2 - 110m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,099
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Purpose built traditional cavity wall construction with dual pitched slate or tiled roof, plastic rainwater goods, plastic or timber fascias and soffits. Painted timber windows and doors. Rendered block work or facing brickwork external skin. Internal walls rendered and finished with finishing plaster skim. Ceramic tiles to half wall height and splashbacks to wash hand basins. Vinyl floor covering with welded seams. Mechanical ventilation and basic lighting and power.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Public conveniences
CG Code	63F00D
Specific	Conventional
Descriptive	Average Quality
Tech1	Up to 40m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£3,038
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Purpose built traditional cavity wall construction with dual pitched slate or tiled roof, plastic rainwater goods, plastic or timber fascias and soffits. Painted timber windows and doors. Rendered block work or facing brickwork external skin. Internal walls rendered and finished with finishing plaster skim. Ceramic tiles to half wall height and splashbacks to wash hand basins. Vinyl floor covering with welded seams. Mechanical ventilation and basic lighting and power.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Public conveniences
CG Code	63F00E
Specific	Conventional
Descriptive	Average Quality
Tech1	41m2 - 50m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,678
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Purpose built traditional cavity wall construction with dual pitched slate or tiled roof, plastic rainwater goods, plastic or timber fascias and soffits. Painted timber windows and doors. Rendered block work or facing brickwork external skin. Internal walls rendered and finished with finishing plaster skim. Ceramic tiles to half wall height and splashbacks to wash hand basins. Vinyl floor covering with welded seams. Mechanical ventilation and basic lighting and power.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Public conveniences
CG Code	63F00F
Specific	Conventional
Descriptive	Average Quality
Tech1	51m2 - 60m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,508
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Purpose built traditional cavity wall construction with dual pitched slate or tiled roof, plastic rainwater goods, plastic or timber fascias and soffits. Painted timber windows and doors. Rendered block work or facing brickwork external skin. Internal walls rendered and finished with finishing plaster skim. Ceramic tiles to half wall height and splashbacks to wash hand basins. Vinyl floor covering with welded seams. Mechanical ventilation and basic lighting and power.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Public conveniences
CG Code	63F00G
Specific	Conventional
Descriptive	Average Quality
Tech1	61m2 - 70m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,406
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Purpose built traditional cavity wall construction with dual pitched slate or tiled roof, plastic rainwater goods, plastic or timber fascias and soffits. Painted timber windows and doors. Rendered block work or facing brickwork external skin. Internal walls rendered and finished with finishing plaster skim. Ceramic tiles to half wall height and splashbacks to wash hand basins. Vinyl floor covering with welded seams. Mechanical ventilation and basic lighting and power.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

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Generic Category	Public conveniences
CG Code	63F00H
Specific	Conventional
Descriptive	Average Quality
Tech1	71m2 - 80m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,327
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Purpose built traditional cavity wall construction with dual pitched slate or tiled roof, plastic rainwater goods, plastic or timber fascias and soffits. Painted timber windows and doors. Rendered block work or facing brickwork external skin. Internal walls rendered and finished with finishing plaster skim. Ceramic tiles to half wall height and splashbacks to wash hand basins. Vinyl floor covering with welded seams. Mechanical ventilation and basic lighting and power.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Public conveniences
CG Code	63F00I
Specific	Conventional
Descriptive	Average Quality
Tech1	81m2 - 90m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,246
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Purpose built traditional cavity wall construction with dual pitched slate or tiled roof, plastic rainwater goods, plastic or timber fascias and soffits. Painted timber windows and doors. Rendered block work or facing brickwork external skin. Internal walls rendered and finished with finishing plaster skim. Ceramic tiles to half wall height and splashbacks to wash hand basins. Vinyl floor covering with welded seams. Mechanical ventilation and basic lighting and power.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

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Generic Category	Public conveniences
CG Code	63F00X
Specific	Conventional
Descriptive	Basic Quality
Tech1	Over 110m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,617
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Purpose built traditional cavity wall construction with built up felt flat roof, plastic rainwater goods, plastic or timber fascias and soffits. Painted timber windows and doors. Rendered block work external skin. Painted fairface concrete block internal skin. Ceramic tiles to half wall height and splashbacks to wash hand basins. Floated and sealed concrete floor slab. Mechanical ventilation and basic lighting and power.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

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Generic Category	Public conveniences
CG Code	63F00T
Specific	Conventional
Descriptive	Basic Quality
Tech1	91m2 - 100m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,685
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Purpose built traditional cavity wall construction with built up felt flat roof, plastic rainwater goods, plastic or timber fascias and soffits. Painted timber windows and doors. Rendered block work external skin. Painted fairface concrete block internal skin. Ceramic tiles to half wall height and splashbacks to wash hand basins. Floated and sealed concrete floor slab. Mechanical ventilation and basic lighting and power.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

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Generic Category	Public conveniences
CG Code	63F00U
Specific	Conventional
Descriptive	Basic Quality
Tech1	101m2 - 110m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,638
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Purpose built traditional cavity wall construction with built up felt flat roof, plastic rainwater goods, plastic or timber fascias and soffits. Painted timber windows and doors. Rendered block work external skin. Painted fairface concrete block internal skin. Ceramic tiles to half wall height and splashbacks to wash hand basins. Floated and sealed concrete floor slab. Mechanical ventilation and basic lighting and power.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

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Generic Category	Public conveniences
CG Code	63F00M
Specific	Conventional
Descriptive	Basic Quality
Tech1	Up to 40m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,288
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Purpose built traditional cavity wall construction with flat built up felt roof, plastic rainwater goods, plastic or timber fascias and soffits. Painted timber windows and doors. Rendered block work external skin. Internal walls painted fairfaced blockwork. Ceramic tiles to half wall height and splashbacks to wash hand basins. Floated and sealed concrete floor. Mechanical ventilation and basic lighting and power.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Public conveniences
CG Code	63F00N
Specific	Conventional
Descriptive	Basic Quality
Tech1	41m2 - 50m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,063
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Purpose built traditional cavity wall construction with built up felt flat roof, plastic rainwater goods, plastic or timber fascias and soffits. Painted timber windows and doors. Rendered block work external skin. Painted fairface concrete block internal skin. Ceramic tiles to half wall height and splashbacks to wash hand basins. Floated and sealed concrete floor slab. Mechanical ventilation and basic lighting and power.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
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Generic Category	Public conveniences
CG Code	63F00P
Specific	Conventional
Descriptive	Basic Quality
Tech1	51m2 - 60m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,912
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Purpose built traditional cavity wall construction with built up felt flat roof, plastic rainwater goods, plastic or timber fascias and soffits. Painted timber windows and doors. Rendered block work external skin. Painted fairface concrete block internal skin. Ceramic tiles to half wall height and splashbacks to wash hand basins. Floated and sealed concrete floor slab. Mechanical ventilation and basic lighting and power.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Public conveniences
CG Code	63F00Q
Specific	Conventional
Descriptive	Basic Quality
Tech1	61m2 - 70m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,834
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Purpose built traditional cavity wall construction with built up felt flat roof, plastic rainwater goods, plastic or timber fascias and soffits. Painted timber windows and doors. Rendered block work external skin. Painted fairface concrete block internal skin. Ceramic tiles to half wall height and splashbacks to wash hand basins. Floated and sealed concrete floor slab. Mechanical ventilation and basic lighting and power.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Public conveniences
CG Code	63F00R
Specific	Conventional
Descriptive	Basic Quality
Tech1	71m2 - 80m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,770
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Purpose built traditional cavity wall construction with built up felt flat roof, plastic rainwater goods, plastic or timber fascias and soffits. Painted timber windows and doors. Rendered block work external skin. Painted fairface concrete block internal skin. Ceramic tiles to half wall height and splashbacks to wash hand basins. Floated and sealed concrete floor slab. Mechanical ventilation and basic lighting and power.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Public conveniences
CG Code	63F00S
Specific	Conventional
Descriptive	Basic Quality
Tech1	81m2 - 90m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,724
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Purpose built traditional cavity wall construction with built up felt flat roof, plastic rainwater goods, plastic or timber fascias and soffits. Painted timber windows and doors. Rendered block work external skin. Painted fairface concrete block internal skin. Ceramic tiles to half wall height and splashbacks to wash hand basins. Floated and sealed concrete floor slab. Mechanical ventilation and basic lighting and power.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Public conveniences
CG Code	63F01E
Specific	Conventional
Descriptive	Superior Quality
Tech1	Over 110m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,434
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Purpose built traditional cavity wall construction with dual pitched slate roof, high quality rainwater goods, plastic or timber fascias and soffits. Painted timber windows and doors. Stonework or high quality facing brick work external skin. Concrete block internal skin with plastered and skim finish to walls. Ceramic tiles to full wall height. Floated and sealed concrete floor slab with high quality ceramic floor tiling or cut slate tiling. Mechanical ventilation. High quality lighting. Ceramic fittings with high quality furniture with concealed pipework and fittings.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Public conveniences
CG Code	63F00V
Specific	Conventional
Descriptive	Superior Quality
Tech1	31 - 40m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£3,569
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Purpose built traditional cavity wall construction with dual pitched slate roof, high quality rainwater goods, plastic or timber fascias and soffits. Painted timber windows and doors. Stonework or high quality facing brick work external skin. Concrete block internal skin with plastered and skim finish to walls. Ceramic tiles to full wall height. Floated and sealed concrete floor slab with high quality ceramic floor tiling or cut slate tiling. Mechanical ventilation. High quality lighting. Ceramic fittings with high quality furniture with concealed pipework and fittings.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Public conveniences
CG Code	63F00W
Specific	Conventional
Descriptive	Superior Quality
Tech1	41m2 - 50m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£3,142
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Purpose built traditional cavity wall construction with dual pitched slate roof, high quality rainwater goods, plastic or timber fascias and soffits. Painted timber windows and doors. Stonework or high quality facing brick work external skin. Concrete block internal skin with plastered and skim finish to walls. Ceramic tiles to full wall height. Floated and sealed concrete floor slab with high quality ceramic floor tiling or cut slate tiling. Mechanical ventilation. High quality lighting. Ceramic fittings with high quality furniture with concealed pipework and fittings.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Public conveniences
CG Code	63F00Y
Specific	Conventional
Descriptive	Superior Quality
Tech1	51m2 -60m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,986
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Purpose built traditional cavity wall construction with dual pitched slate roof, high quality rainwater goods, plastic or timber fascias and soffits. Painted timber windows and doors. Stonework or high quality facing brick work external skin. Concrete block internal skin with plastered and skim finish to walls. Ceramic tiles to full wall height. Floated and sealed concrete floor slab with high quality ceramic floor tiling or cut slate tiling. Mechanical ventilation. High quality lighting. Ceramic fittings with high quality furniture with concealed pipework and fittings.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Public conveniences
CG Code	63F01C
Specific	Conventional
Descriptive	Superior Quality
Tech1	91m2 - 100m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,522
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Purpose built traditional cavity wall construction with dual pitched slate roof, high quality rainwater goods, plastic or timber fascias and soffits. Painted timber windows and doors. Stonework or high quality facing brick work external skin. Concrete block internal skin with plastered and skim finish to walls. Ceramic tiles to full wall height. Floated and sealed concrete floor slab with high quality ceramic floor tiling or cut slate tiling. Mechanical ventilation. High quality lighting. Ceramic fittings with high quality furniture with concealed pipework and fittings.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Public conveniences
CG Code	63F01D
Specific	Conventional
Descriptive	Superior Quality
Tech1	101m2 - 110m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,457
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Purpose built traditional cavity wall construction with dual pitched slate roof, high quality rainwater goods, plastic or timber fascias and soffits. Painted timber windows and doors. Stonework or high quality facing brick work external skin. Concrete block internal skin with plastered and skim finish to walls. Ceramic tiles to full wall height. Floated and sealed concrete floor slab with high quality ceramic floor tiling or cut slate tiling. Mechanical ventilation. High quality lighting. Ceramic fittings with high quality furniture with concealed pipework and fittings.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Public conveniences
CG Code	63F00Z
Specific	Conventional
Descriptive	Superior Quality
Tech1	61m2 -70m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,740
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Purpose built traditional cavity wall construction with dual pitched slate roof, high quality rainwater goods, plastic or timber fascias and soffits. Painted timber windows and doors. Stonework or high quality facing brick work external skin. Concrete block internal skin with plastered and skim finish to walls. Ceramic tiles to full wall height. Floated and sealed concrete floor slab with high quality ceramic floor tiling or cut slate tiling. Mechanical ventilation. High quality lighting. Ceramic fittings with high quality furniture with concealed pipework and fittings.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Public conveniences
CG Code	63F01A
Specific	Conventional
Descriptive	Superior Quality
Tech1	71m2 - 80m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,674
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Purpose built traditional cavity wall construction with dual pitched slate roof, high quality rainwater goods, plastic or timber fascias and soffits. Painted timber windows and doors. Stonework or high quality facing brick work external skin. Concrete block internal skin with plastered and skim finish to walls. Ceramic tiles to full wall height. Floated and sealed concrete floor slab with high quality ceramic floor tiling or cut slate tiling. Mechanical ventilation. High quality lighting. Ceramic fittings with high quality furniture with concealed pipework and fittings.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Public conveniences
CG Code	63F01B
Specific	Conventional
Descriptive	Superior Quality
Tech1	81m2 - 90m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,577
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Purpose built traditional cavity wall construction with dual pitched slate roof, high quality rainwater goods, plastic or timber fascias and soffits. Painted timber windows and doors. Stonework or high quality facing brick work external skin. Concrete block internal skin with plastered and skim finish to walls. Ceramic tiles to full wall height. Floated and sealed concrete floor slab with high quality ceramic floor tiling or cut slate tiling. Mechanical ventilation. High quality lighting. Ceramic fittings with high quality furniture with concealed pipework and fittings.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Public conveniences
CG Code	63F01F
Specific	Free Standing Urinals
Descriptive	Type A - Stainless steel with 2 cubicles
Tech1	Stainless Steel
Tech2	2 Cubicles
Unit size	-
Unit of measurement	Each
ERC	£49,107
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	The type A unit is a contemporary design in stainless steel with 2 cubicles. The small footprint allows it to be used in city centres with minimum disruption to pedestrian traffic flow. It is part of the street furniture during the day but provides urinal facilities in the evening and night-time. The unit is connected to mains water, drainge and electricity.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Public conveniences
CG Code	63F01G
Specific	Free Standing Urinals
Descriptive	Type B - Single room
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£31,250
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	The type B unit is a single room with contemporary design in stainless steel with 2 cubicles. The small footprint allows it to be used in city centres with minimum disruption to pedestrian traffic flow. It is part of the street furniture during the day but provides urinal facilities in the evening and night-time. The unit is connected to mains water, drainge and electricity.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Public conveniences
CG Code	63F01H
Specific	Free Standing Urinals
Descriptive	Type C - 3 Person
Tech1	Hydraulically operated
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£59,375
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	The type C unit is a hydraulically operated cylindrical stainless steel 3 person urinal. The small footprint allows it to be used in city centres with minimum disruption to pedestrian traffic flow. It is part of the street furniture during the day but provides urinal facilities in the evening and night-time. The unit is connected to mains water, drainge and electricity. The unit is raised up by remote control when in use and housed below pavement level during the day or when not in use.
Referencing details	-
Cost information notes	Cost includes connection to mains services.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Public conveniences
CG Code	63F01J
Specific	Free Standing Urinals
Descriptive	Type D - Male and Female use
Tech1	Hydraulically operated
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£117,707
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	The type D similar to type C but is for male and female use it is fitted with a door and an internal seat. The small footprint allows it to be used in city centres with minimum disruption to pedestrian traffic flow. It is part of the street furniture during the day but provides urinal facilities in the evening and nigh-ttime. The unit is connected to mains water, drainge and electricity. The unit is raised up by remote control when in use and housed below pavement level during the day or when not in use.
Referencing details	-
Cost information notes	Cost includes connection to mains services.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Public conveniences
CG Code	63F01K
Specific	Semi Automatic
Descriptive	In built single cubicle
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£83,333
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	These are essentially modular cubicles, which can be distinguished from conventional public conveniences in that the street door is the door of cubical. When installed in ranges, they therefore present an array of doors. The toilet can be built within an existing building or as a stand alone unit. Features include no touch flush, direct access and no touch exit. The cubicle is equipped with a full range of security equipment and conforms with the Disability Discrimination Act. This unisex cubicle is designed to accommodate all sectors of the public including those with children and less able users. Features include automatic locking and unlocking, high specification wooden clad doors, vandal resistant interior, automatic hand washing facility, No touch flush, backup automatic flush, Baby change, Sharps, nappy and litter disposal and computer controlled lighting and heating.
Referencing details	-
Cost information notes	Cost includes connection to mains services.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Public conveniences
CG Code	63F01M
Specific	Semi Automatic
Descriptive	One stand alone cubicle
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£80,357
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	These are essentially modular cubicles, which can be distinguished from conventional public conveniences in that the street door is the door of cubical. When installed in ranges, they therefore present an array of doors. The toilet can be built within an existing building or as a stand alone unit. Features include no touch flush, direct access and no touch exit. The cubicle is equipped with a full range of security equipment and conforms with the Disability Discrimination Act. This unisex cubicle is designed to accommodate all sectors of the public including those with children and less able users. Features include automatic locking and unlocking, high specification wooden clad doors, vandal resistant interior, automatic hand washing facility, No touch flush, backup automatic flush, Baby change, Sharps, nappy and litter disposal and computer controlled lighting and heating.
Referencing details	-
Cost information notes	Cost includes connection to mains services.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Public conveniences
CG Code	63F01L
Specific	Semi Automatic
Descriptive	Range of 3 built in cubicles
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£153,273
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	These are essentially modular cubicles, which can be distinguished from conventional public conveniences in that the street door is the door of cubical. When installed in ranges, they therefore present an array of doors. The toilet can be built within an existing building or as a stand alone unit. Features include no touch flush, direct access and no touch exit. The cubicle is equipped with a full range of security equipment and conforms with the Disability Discrimination Act. This unisex cubicle is designed to accommodate all sectors of the public including those with children and less able users. Features include automatic locking and unlocking, high specification wooden clad doors, vandal resistant interior, automatic hand washing facility, No touch flush, backup automatic flush, Baby change, Sharps, nappy and litter disposal and computer controlled lighting and heating.
Referencing details	-
Cost information notes	Cost includes connection to mains services.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-

Photo notes -

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Public conveniences
CG Code	63F01N
Specific	Semi Automatic
Descriptive	Range of 3 stand alone cubicles
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£151,785
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	These are essentially modular cubicles, which can be distinguished from conventional public conveniences in that the street door is the door of cubical. When installed in ranges, they therefore present an array of doors. The toilet can be built within an existing building or as a stand alone unit. Features include no touch flush, direct access and no touch exit. The cubicle is equipped with a full range of security equipment and conforms with the Disability Discrimination Act. This unisex cubicle is designed to accommodate all sectors of the public including those with children and less able users. Features include automatic locking and unlocking, high specification wooden clad doors, vandal resistant interior, automatic hand washing facility, No touch flush, backup automatic flush, Baby change, Sharps, nappy and litter disposal and computer controlled lighting and heating.
Referencing details	-
Cost information notes	Cost includes connection to mains services.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Pump houses
CG Code	63MOZ0
Specific	Brick
Descriptive	Pitched roof
Tech1	26.0m² - 50m²
Tech2	5.0m ht
Unit size	-
Unit of measurement	m2
ERC	£996
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Cost excludes external works.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, pits, walkways.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63M0V1. Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations.
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Pump houses
CG Code	63MOZ6
Specific	Brick
Descriptive	Pitched roof
Tech1	26.0m² - 50m²
Tech2	3.0m ht
Unit size	-
Unit of measurement	m2
ERC	£825
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Cost excludes external works.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, pits, walkways.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63M0V1. Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations.
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Pump houses
CG Code	63MOZ7
Specific	Brick
Descriptive	Pitched roof
Tech1	26.0m² - 50m²
Tech2	3.5m ht
Unit size	-
Unit of measurement	m2
ERC	£868
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Cost excludes external works.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, pits, walkways.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63M0V1. Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations.
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Pump houses
CG Code	63MOZ8
Specific	Brick
Descriptive	Pitched roof
Tech1	26.0m² - 50m²
Tech2	4.0m ht
Unit size	-
Unit of measurement	m2
ERC	£911
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Cost excludes external works.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, pits, walkways.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63M0V1. Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations.
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Pump houses
CG Code	63MOZ9
Specific	Brick
Descriptive	Pitched roof
Tech1	26.0m² - 50m²
Tech2	4.5m ht
Unit size	-
Unit of measurement	m2
ERC	£953
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Cost excludes external works.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, pits, walkways.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63M0V1. Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations.
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Pump houses
CG Code	63MOZA
Specific	Brick
Descriptive	Pitched roof
Tech1	51.0m² - 100m²
Tech2	3.0m ht
Unit size	-
Unit of measurement	m2
ERC	£741
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Cost excludes external works.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, pits, walkways.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63M0V1. Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations.
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Pump houses
CG Code	63MOZB
Specific	Brick
Descriptive	Pitched roof
Tech1	51.0m² - 100m²
Tech2	3.5m ht
Unit size	-
Unit of measurement	m2
ERC	£771
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Cost excludes external works.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, pits, walkways.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63M0V1. Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations.
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Pump houses
CG Code	63MOZC
Specific	Brick
Descriptive	Pitched roof
Tech1	51.0m² - 100m²
Tech2	4.0m ht
Unit size	-
Unit of measurement	m2
ERC	£801
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Cost excludes external works.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, pits, walkways.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63M0V1. Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations.
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Pump houses
CG Code	63MOZD
Specific	Brick
Descriptive	Pitched roof
Tech1	51.0m² - 100m²
Tech2	4.5m ht
Unit size	-
Unit of measurement	m2
ERC	£832
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Cost excludes external works.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, pits, walkways.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63M0V1. Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations.
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Pump houses
CG Code	63MOZF
Specific	Brick
Descriptive	Pitched roof
Tech1	51.0m² - 100m²
Tech2	5.0m ht.
Unit size	-
Unit of measurement	m2
ERC	£862
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Cost excludes external works.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, pits, walkways.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63M0V1. Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations.
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Pump houses
CG Code	63MOZG
Specific	Brick
Descriptive	Pitched roof
Tech1	101m² - 250m²
Tech2	3.0m ht
Unit size	-
Unit of measurement	m2
ERC	£672
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Cost excludes external works.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, pits, walkways.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63M0V1. Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations.
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Pump houses
CG Code	63MOZH
Specific	Brick
Descriptive	Pitched roof
Tech1	101m² - 250m²
Tech2	3.5m ht
Unit size	-
Unit of measurement	m2
ERC	£692
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Cost excludes external works.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, pits, walkways.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63M0V1. Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations.
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Pump houses
CG Code	63MOZK
Specific	Brick
Descriptive	Pitched roof
Tech1	101m² - 250m²
Tech2	4.0m ht
Unit size	-
Unit of measurement	m2
ERC	£712
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Cost excludes external works.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, pits, walkways.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63M0V1. Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations.
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Pump houses
CG Code	63MOZL
Specific	Brick
Descriptive	Pitched roof
Tech1	101m² - 250m²
Tech2	4.5m ht
Unit size	-
Unit of measurement	m2
ERC	£731
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Cost excludes external works.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, pits, walkways.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63M0V1. Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations.
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Pump houses
CG Code	63MOZM
Specific	Brick
Descriptive	Pitched roof
Tech1	101m² - 250m²
Tech2	5.0m ht
Unit size	-
Unit of measurement	m2
ERC	£751
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Cost excludes external works.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, pits, walkways.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63M0V1. Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations.
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Pump houses
CG Code	63MOZN
Specific	Brick
Descriptive	Pitched roof
Tech1	<= 10m²
Tech2	2.5m ht
Unit size	-
Unit of measurement	m2
ERC	£1,047
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Cost excludes external works.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, pits, walkways.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63M0V1. Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations.
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Pump houses
CG Code	63MOZO
Specific	Brick
Descriptive	Pitched roof
Tech1	<= 10m²
Tech2	3.0m ht.
Unit size	-
Unit of measurement	m2
ERC	£1,130
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Cost excludes external works.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, pits, walkways.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63M0V1. Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations.
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Pump houses
CG Code	63MOZP
Specific	Brick
Descriptive	Pitched roof
Tech1	<= 10m²
Tech2	3.5m ht
Unit size	-
Unit of measurement	m2
ERC	£1,213
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Cost excludes external works.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, pits, walkways.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63M0V1. Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations.
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Pump houses
CG Code	63MOZQ
Specific	Brick
Descriptive	Pitched roof
Tech1	<= 10m²
Tech2	4.0m ht
Unit size	-
Unit of measurement	m2
ERC	£1,295
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Cost excludes external works.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, pits, walkways.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63M0V1. Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations.
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Pump houses
CG Code	63MOZS
Specific	Brick
Descriptive	Pitched roof
Tech1	11.0m2 - 25m2
Tech2	2.5m ht
Unit size	-
Unit of measurement	m2
ERC	£904
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Cost excludes external works.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, pits, walkways.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63M0V1. Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations.
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Pump houses
CG Code	63MOZT
Specific	Brick
Descriptive	Pitched roof
Tech1	11.0m2 - 25m2
Tech2	3.0m ht
Unit size	-
Unit of measurement	m2
ERC	£966
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Cost excludes external works.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, pits, walkways.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63M0V1. Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations.
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Pump houses
CG Code	63MOZU
Specific	Brick
Descriptive	Pitched roof
Tech1	11.0m² - 25m²
Tech2	3.5m ht
Unit size	-
Unit of measurement	m2
ERC	£1,028
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Cost excludes external works.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, pits, walkways.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63M0V1. Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations.
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Pump houses
CG Code	63MOZV
Specific	Brick
Descriptive	Pitched roof
Tech1	11.0m² - 25m²
Tech2	4.0m ht
Unit size	-
Unit of measurement	m2
ERC	£1,090
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Cost excludes external works.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, pits, walkways.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63M0V1. Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations.
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Pump houses
CG Code	63MOZW
Specific	Brick
Descriptive	Pitched roof
Tech1	11.0m² - 25m²
Tech2	4.5m ht
Unit size	-
Unit of measurement	m2
ERC	£1,152
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Cost excludes external works.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, pits, walkways.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63M0V1. Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations.
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Pump houses
CG Code	63MPZA
Specific	Metal clad
Descriptive	Pitched roof
Tech1	Less than 10m2
Tech2	2.5m ht
Unit size	-
Unit of measurement	m2
ERC	£715
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Excludes cost of external works. Excludes insulation
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, walkways,
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63MPZV1; Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations. Add using code 63MPZV2 for insulation for internal wall and roof areas
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Pump houses
CG Code	63MPZB
Specific	Metal clad
Descriptive	Pitched roof
Tech1	Less than 10m2
Tech2	3m ht
Unit size	-
Unit of measurement	m2
ERC	£754
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Excludes cost of external works. Excludes insulation
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, walkways,
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63MPZV1; Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations. Add using code 63MPZV2 for insulation for internal wall and roof areas
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Pump houses
CG Code	63MPZC
Specific	Metal clad
Descriptive	Pitched roof
Tech1	Less than 10m2
Tech2	3.5m ht
Unit size	-
Unit of measurement	m2
ERC	£792
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Excludes cost of external works. Excludes insulation
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, walkways,
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63MPZV1; Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations. Add using code 63MPZV2 for insulation for internal wall and roof areas
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Pump houses
CG Code	63MPZD
Specific	Metal clad
Descriptive	Pitched roof
Tech1	Less than 10m2
Tech2	4m ht
Unit size	-
Unit of measurement	m2
ERC	£831
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Excludes cost of external works. Excludes insulation
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, walkways,
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63MPZV1; Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations. Add using code 63MPZV2 for insulation for internal wall and roof areas
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Pump houses
CG Code	63MPZE
Specific	Metal clad
Descriptive	Pitched roof
Tech1	26 -50m2
Tech2	2.5m ht
Unit size	-
Unit of measurement	m2
ERC	£551
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Excludes cost of external works. Excludes insulation
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, walkways,
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63MPZV1; Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations. Add using code 63MPZV2 for insulation for internal wall and roof areas
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Pump houses
CG Code	63MPZF
Specific	Metal clad
Descriptive	Pitched roof
Tech1	26 -50m2
Tech2	3m ht
Unit size	-
Unit of measurement	m2
ERC	£571
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Excludes cost of external works. Excludes insulation
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, walkways,
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63MPZV1; Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations. Add using code 63MPZV2 for insulation for internal wall and roof areas
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Pump houses
CG Code	63MPZG
Specific	Metal clad
Descriptive	Pitched roof
Tech1	26 -50m2
Tech2	3.5m ht
Unit size	-
Unit of measurement	m2
ERC	£590
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Excludes cost of external works. Excludes insulation
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, walkways,
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63MPZV1; Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations. Add using code 63MPZV2 for insulation for internal wall and roof areas
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Pump houses
CG Code	63MPZH
Specific	Metal clad
Descriptive	Pitched roof
Tech1	26 -50m2
Tech2	4.0m ht
Unit size	-
Unit of measurement	m2
ERC	£611
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Excludes cost of external works. Excludes insulation
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, walkways,
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63MPZV1; Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations. Add using code 63MPZV2 for insulation for internal wall and roof areas
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Pump houses
CG Code	63MPZK
Specific	Metal clad
Descriptive	Pitched roof
Tech1	26 -50m2
Tech2	4.5m ht
Unit size	-
Unit of measurement	m2
ERC	£630
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Excludes cost of external works. Excludes insulation
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, walkways,
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63MPZV1; Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations. Add using code 63MPZV2 for insulation for internal wall and roof areas
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Pump houses
CG Code	63MPZL
Specific	Metal clad
Descriptive	Pitched roof
Tech1	51m2-100m2
Tech2	2.5m ht
Unit size	-
Unit of measurement	m2
ERC	£510
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Excludes cost of external works. Excludes insulation
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, walkways,
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63MPZV1; Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations. Add using code 63MPZV2 for insulation for internal wall and roof areas
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Pump houses
CG Code	63MPZM
Specific	Metal clad
Descriptive	Pitched roof
Tech1	51m2-100m2
Tech2	3.0m ht
Unit size	-
Unit of measurement	m2
ERC	£523
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Excludes cost of external works. Excludes insulation
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, walkways,
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63MPZV1; Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations. Add using code 63MPZV2 for insulation for internal wall and roof areas
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Pump houses
CG Code	63MPZN
Specific	Metal clad
Descriptive	Pitched roof
Tech1	51m2-100m2
Tech2	3.5m ht
Unit size	-
Unit of measurement	m2
ERC	£537
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Excludes cost of external works. Excludes insulation
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, walkways,
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63MPZV1; Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations. Add using code 63MPZV2 for insulation for internal wall and roof areas
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Pump houses
CG Code	63MPZP
Specific	Metal clad
Descriptive	Pitched roof
Tech1	51m2-100m2
Tech2	4.0m ht
Unit size	-
Unit of measurement	m2
ERC	£552
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Excludes cost of external works. Excludes insulation
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, walkways,
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63MPZV1; Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations. Add using code 63MPZV2 for insulation for internal wall and roof areas
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Pump houses
CG Code	63MPZQ
Specific	Metal clad
Descriptive	Pitched roof
Tech1	51m2-100m2
Tech2	4.5m ht
Unit size	-
Unit of measurement	m2
ERC	£567
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Excludes cost of external works. Excludes insulation
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, walkways,
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63MPZV1; Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations. Add using code 63MPZV2 for insulation for internal wall and roof areas
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Pump houses
CG Code	63MPZR
Specific	Metal clad
Descriptive	Pitched roof
Tech1	11.0m2 - 25m2
Tech2	2.5m ht
Unit size	-
Unit of measurement	m2
ERC	£623
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Excludes cost of external works. Excludes insulation
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, walkways,
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63MPZV1; Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations. Add using code 63MPZV2 for insulation for internal wall and roof areas
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Pump houses
CG Code	63MPZS
Specific	Metal clad
Descriptive	Pitched roof
Tech1	11.0m2-25m2
Tech2	3.0m ht
Unit size	-
Unit of measurement	m2
ERC	£652
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Excludes cost of external works. Excludes insulation
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, walkways,
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63MPZV1; Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations. Add using code 63MPZV2 for insulation for internal wall and roof areas
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Pump houses
CG Code	63MPZT
Specific	Metal clad
Descriptive	Pitched roof
Tech1	11.0m2-25m2
Tech2	3.5m ht
Unit size	-
Unit of measurement	m2
ERC	£681
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Excludes cost of external works. Excludes insulation
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, walkways,
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63MPZV1; Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations. Add using code 63MPZV2 for insulation for internal wall and roof areas
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Pump houses
CG Code	63MPZU
Specific	Metal clad
Descriptive	Pitched roof
Tech1	11.0m2-25m2
Tech2	4.0m ht
Unit size	-
Unit of measurement	m2
ERC	£709
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Excludes cost of external works. Excludes insulation
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, walkways,
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63MPZV1; Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations. Add using code 63MPZV2 for insulation for internal wall and roof areas
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Pump houses
CG Code	63MPZW
Specific	Metal clad
Descriptive	Pitched roof
Tech1	11.0m2-25m2
Tech2	4.5m ht
Unit size	-
Unit of measurement	m2
ERC	£739
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is assumed to be single storey of traditional form of construction, brick cladding and varying heights. An average size is adopted based on the size ranges given with an assumed rectangular floor plate. All buildings are assumed to have a pitched roof profile with lighting and power only allowed as Mechanical & Electrical services.
Referencing details	Measure to GEA. Height. Note basement, size, finishes and access.
Cost information notes	Excludes cost of external works. Excludes insulation
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Chambers, walkways,
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If a concrete flat roof is required, deduct using code 63MPZV1; Gross External Area (GEA) in lieu of pitch roof. Cost excludes heating installations. Add using code 63MPZV2 for insulation for internal wall and roof areas
Photo description	Typical pump house details
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Pump houses
CG Code	63M0V1
Specific	Variation
Descriptive	Deduction for Flat roof in Lieu of Pitched
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£23
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Deduction of costs to be used in conjunction with Codes 63M0Z0 - 63M0ZW
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Pump houses
CG Code	63MPZV1
Specific	Variation
Descriptive	Deduct cost for RC flat roof in lieu of Pitched
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£45
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Deduction of costs to be used in conjunction with Codes for Pump Houses
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Pump houses
CG Code	63MPZV2
Specific	Variation
Descriptive	Add insulation to internal walls & Roof
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£23
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Addition of costs to be used in conjunction with Codes for Pump Houses
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Railways
CG Code	219B02
Specific	Ballast for general usage
Descriptive	Imported crushed granite for use as track ballast
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£115
Superseded codes	219B01, 219B03
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Cost includes the supply and laying of ballast by ballast train, grading and packing by hand
Referencing details	Measure surface area covered x depth = m3
Cost information notes	All the costs given in the Railways section of the Cost Guide are for "Green Zone "working.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Stone ballast
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Railways
CG Code	219P02
Specific	Bridges
Descriptive	Precast concrete bridge 2 tracks wide
Tech1	Based on 500m2 bridge
Tech2	-
Unit size	Each
Unit of measurement	Each
ERC	£2,444,686
Superseded codes	219P03
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete bridge with precast beams including excavation, reinforcement, formwork, concrete, bearings, expansion joints, deck waterproofing, deck finishings, 131 parapet
Referencing details	-
Cost information notes	All the costs given in the Railways section of the Cost Guide are for “Green Zone “working.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Handrails, tracks
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical bridge - concrete
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Railways
CG Code	219C15
Specific	Buffers
Descriptive	Buffer stops
Tech1	Double raker
Tech2	steel rail and timber; 2.5 tonnes approximate weight.
Unit size	Each
Unit of measurement	Each
ERC	£22,448
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Cost is for a basic buffer stop at the end of the line in sidings etc. There are no mechanical or electrical parts. Cost includes for all excavation, construction of buffer and material parts.
Referencing details	-
Cost information notes	All the costs given in the Railways section of the Cost Guide are for “Green Zone “working.
rateable element	Class 3 (a) Associated fixed accessories and equipment Wood II 8.6 (iii) Buffers,..... Ballast and sub ballast are assumed to be rateable as part of the land on which tracks are laid and the cost thereof should be included within the improved land value.
non rateable element	-
Adjusted Plant and Machinery	Track
Number of items adjusted	The item can typically be found on an industrial or commercial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component’s = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition” within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations -

Photo description
Photo 1 - Buffers Works Frictional.
Photo 2 - Buffers Fixed goods sidings.
Photo 3 - Buffers Fixed sleeper

Photo notes
Photo 1 - Fixed to the track and basic in design. Heavy impact could derail wagons and are used as end of line barriers.
Photo 2 - Fixed to track, horizontal is a steel girder.
Photo 3 - Fixed to track, basic design, works wagon track, old railway sleeper acts as barrier.

Photo1

Photo2

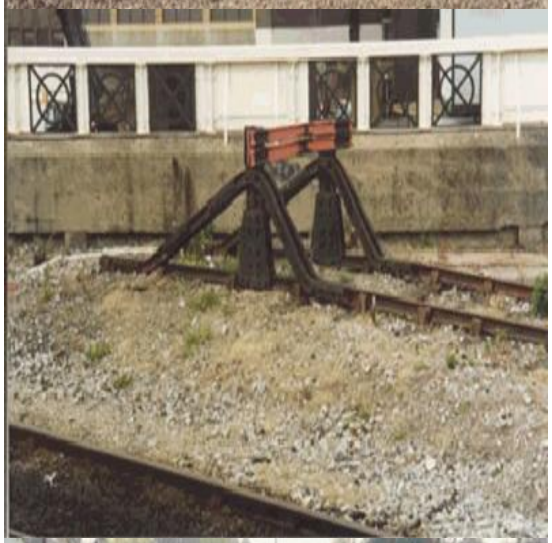

Photo3

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Generic Category	Railways
CG Code	219C14
Specific	Buffers
Descriptive	Buffer stops
Tech1	Single raker
Tech2	steel rail and timber; 2.0 tonnes approximate weight
Unit size	Each
Unit of measurement	Each
ERC	£20,085
Superseded codes	219C11, 219C12, 219C13, 219C17
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Cost is for a basic buffer stop at the end of the line in sidings etc. There are no mechanical or electrical parts. Cost includes for all excavation, construction of buffer and material parts.
Referencing details	-
Cost information notes	All the costs given in the Railways section of the Cost Guide are for “Green Zone “working.
rateable element	Class 3 (a) Associated fixed accessories and equipment Wood II 8.6 (iii) Buffers,..... Ballast and sub ballast are assumed to be rateable as part of the land on which tracks are laid and the cost thereof should be included within the improved land value.
non rateable element	-
Adjusted Plant and Machinery	Track
Number of items adjusted	The item can typically be found on an industrial or commercial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component’s = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition” within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations -

Photo description
Photo 1 - Buffers Works Frictional.
Photo 2 - Buffers Fixed goods sidings.
Photo 3 - Buffers Fixed sleeper

Photo notes
Photo 1 - Fixed to the track and basic in design. Heavy impact could derail wagons and are used as end of line barriers.
Photo 2 - Fixed to track, horizontal is a steel girder.
Photo 3 - Fixed to track, basic design, works wagon track, old railway sleeper acts as barrier.

Photo1

Photo2

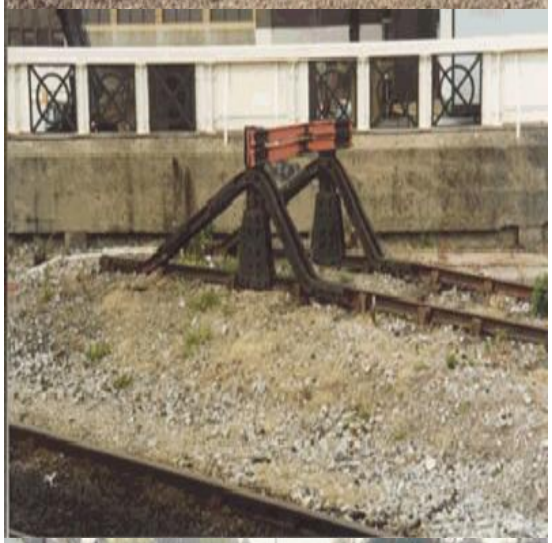

Photo3

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Generic Category	Railways
CG Code	219D13
Specific	Catch Points
Descriptive	Prefabricated turnouts
Tech1	Type BX8; BS113A section flat bottom rail with timber bearers
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£29,061
Superseded codes	219D11, 219D12, 219D14, 219D31
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Catch points and Trap points are types of turnout which act as railway safety devices. Both work by guiding railway carriages and trucks from a dangerous route onto a separate, safer track. Catch points are used to derail vehicles which are out of control on steep slopes (known as runaways). Trap points are used to protect main railway lines from unauthorised vehicles moving onto them from sidings or branch lines.
Referencing details	-
Cost information notes	All the costs given in the Railways section of the Cost Guide are for “Green Zone “working.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Rail track, buffers
Number of items adjusted	The item can typically be found on an industrial or commercial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component’s = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition” within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations	-
Photo description	Photo 1 - Catch points near maintenance platform on private facilities Note: Traffic will be slow moving at this point.
Photo notes	-
Photo1	
Photo2	
Photo3	

Back

Generic Category	Railways
CG Code	219X02
Specific	Rail road crossings
Descriptive	Railway level crossing across a one carriageway wide road
Tech1	Manually operated timber gates
Tech2	-
Unit size	linear metre
Unit of measurement	Each
ERC	£7,141
Superseded codes	219G01, 219G02, 219X01
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	These occur when the railway line crosses a road. It is unusual for this to occur across a public highway and the assessment is in the same occupation. There are occasions where the crossing is within a privately owned hereditament. In the latter case the gates are opened manually at the crossing but normally cameras - relays will indicate a train arrival and the gates will be operated. Train speeds on site are very low. The road width will usually be such that a single arm would be sufficient.
Referencing details	The width of the arm and the means of operation. i.e. opened at the point of crossing or remotely via a control room. The distance between the arms (single track or double track). The number of arms (usually 2). The construction of the roadway round the rail track. (usually this is concrete or tarmac but some crossings adopt a flexible material)
Cost information notes	All the costs given in the Railways section of the Cost Guide are for “Green Zone “working.
rateable element	Crossings - gates - barriers
non rateable element	-
Adjusted Plant and Machinery	Track support and foundations, sleepers, settings and fittings.
Number of items adjusted	The item can typically be found on an industrial or commercial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Main line standard track on concrete rails. Photo 2 - Branch from main line standard track on timber sleepers. Photo 3 Typical standard track on timber sleepers within works
Photo notes	Photo 1 - Private sidings that take main line engines and rolling stock. Photo 2 - Establish extent of hereditament and where track is vested in Rail track. Photo 3 - Private sidings that take main line engines and rolling stock. Ballast cost is an addition to the land value
Photo1	

Photo2

Photo3

Back

Generic Category	Railways
CG Code	219J11
Specific	Points (Turnouts)
Descriptive	Prefabricated Turnouts; complete with closures, check rails, fittings etc
Tech1	Type BX8; BS113A section flat bottom rail with timber bearers
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£29,061
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Points (UK) Turnouts (USA) are the terms used to describe the junctions in trackwork where lines diverge or converge. They are normally prefabricated and dropped into position before connecting to the rail network. The unit will comprise of the steel rails and the timber/concrete or steel sleepers underneath. The points are controlled by electro mechanical or manual means. Within depots, freight yards etc the points connecting the facility to the main line are likely to be electro mechanical with the points inside the facility varying depending on the train movements at that location. The cost does not include points control mechanisms.
Referencing details	-
Cost information notes	All the costs given in the Railways section of the Cost Guide are for “Green Zone “working.
rateable element	Class 3 (a) (iii) points Ballast and sub ballast are assumed to be rateable as part of the land on which tracks are laid and the cost thereof should be included within the improved land value
non rateable element	-
Adjusted Plant and Machinery	Track
Number of items adjusted	The item can typically be found on an industrial or commercial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - basic points mechanism
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Railways
CG Code	219J12
Specific	Points (Turnouts)
Descriptive	Prefabricated Turnouts; complete with closures, check rails, fittings etc
Tech1	TypeCv9.25; BS113 'A' section flat bottom rail with concrete bearers
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£42,595
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Points (UK) Turnouts (USA) are the terms used to describe the junctions in trackwork where lines diverge or converge. They are normally prefabricated and dropped into position before connecting to the rail network. The unit will comprise of the steel rails and the timber/concrete or steel sleepers underneath. The points are controlled by electro mechanical or manual means. Within depots, freight yards etc the points connecting the facility to the main line are likely to be electro mechanical with the points inside the facility varying depending on the train movements at that location. The cost does not include points control mechanisms.
Referencing details	-
Cost information notes	All the costs given in the Railways section of the Cost Guide are for "Green Zone "working.
rateable element	Class 3 (a) (iii) points Ballast and sub ballast are assumed to be rateable as part of the land on which tracks are laid and the cost thereof should be included within the improved land value
non rateable element	-
Adjusted Plant and Machinery	Track
Number of items adjusted	The item can typically be found on an industrial or commercial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - basic points mechanism
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Railways
CG Code	219J13
Specific	Points (Turnouts)
Descriptive	Prefabricated Turnouts; complete with closures, check rails, fittings etc
Tech1	TypeCv9.25; BS113'A' section flat bottom rail with sleeper bearers
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£42,595
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Points (UK) Turnouts (USA) are the terms used to describe the junctions in trackwork where lines diverge or converge. They are normally prefabricated and dropped into position before connecting to the rail network. The unit will comprise of the steel rails and the timber/concrete or steel sleepers underneath. The points are controlled by electro mechanical or manual means. Within depots, freight yards etc the points connecting the facility to the main line are likely to be electro mechanical with the points inside the facility varying depending on the train movements at that location. The cost does not include points control mechanisms.
Referencing details	-
Cost information notes	All the costs given in the Railways section of the Cost Guide are for "Green Zone "working.
rateable element	Class 3 (a) (iii) points Ballast and sub ballast are assumed to be rateable as part of the land on which tracks are laid and the cost thereof should be included within the improved land value
non rateable element	-
Adjusted Plant and Machinery	Track
Number of items adjusted	The item can typically be found on an industrial or commercial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

Photo 1 - basic points mechanism

Photo notes

-

Photo1

Photo2

Photo3

Back

Generic Category	Railways
CG Code	219M02
Specific	Sleepers
Descriptive	Spot Replacement
Tech1	Concrete sleepers
Tech2	-
Unit size	Each
Unit of measurement	Each
ERC	£136
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	-
Referencing details	Per sleeper
Cost information notes	All the costs given in the Railways section of the Cost Guide are for “Green Zone “working.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Track and clips etc.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component’s = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition” within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Timber sleepers on ballast - near line are a branch line from main line. Photo 2 - good quality timber sleepers. Photo 3 - Right hand track has poorer quality timber sleepers. Main track has concrete sleepers.

Photo notes -

Photo1

Photo2

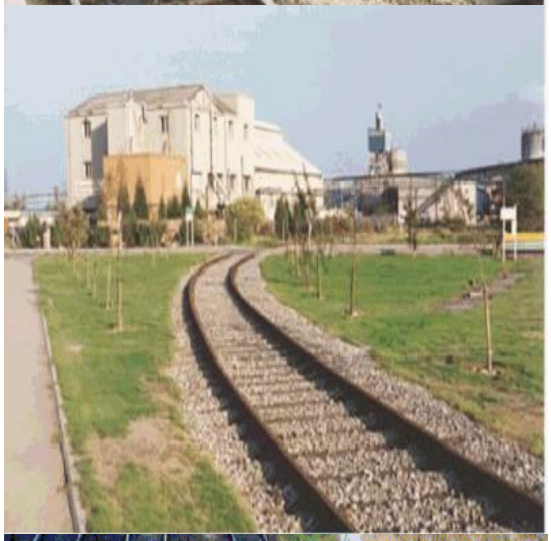

Photo3

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Generic Category	Railways
CG Code	219M01
Specific	Sleepers
Descriptive	Spot Replacement
Tech1	Timber sleepers
Tech2	-
Unit size	Each
Unit of measurement	Each
ERC	£139
Superseded codes	219M03
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Timber sleepers are treated for rot before being laid. Holes for rail fixing are pre drilled.
Referencing details	Per sleeper
Cost information notes	All the costs given in the Railways section of the Cost Guide are for “Green Zone “working.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Track and clips etc.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component’s = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition” within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description Photo 1 - Timber sleepers on ballast - near line are a branch line from main line.
Photo 2 - good quality timber sleepers.
Photo 3 - Right hand track has poorer quality timber sleepers. Main track has concrete sleepers.

Photo notes -

Photo1

Photo2

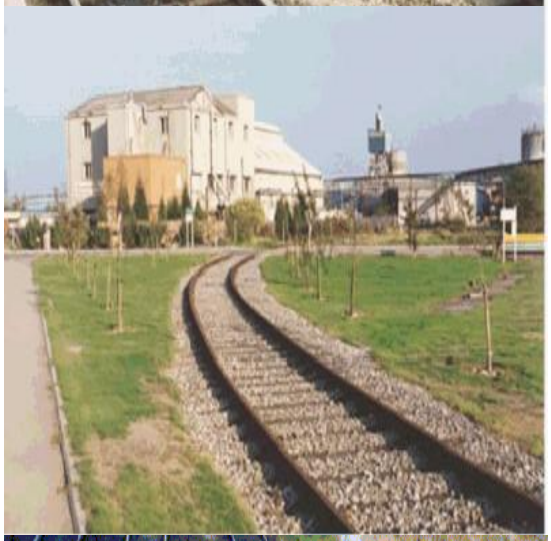

Photo3

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Generic Category	Railways
CG Code	219S02
Specific	Supports for overhead line work
Descriptive	One track electrification
Tech1	Concrete base, Cantilevered steel support
Tech2	-
Unit size	Each
Unit of measurement	Each
ERC	£6,976
Superseded codes	219GA1, 219GA2, 219R01, 219R02, 219S01
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Usually consisting of an I section stanchion set in a concrete base at regular intervals at the side of the track. These stanchions carry the support wires, which in turn support the power cables over the track. For areas where several power cables are supported I sections of 100mm x 200mm can be found whereas when the support is over a single track a 100 mm diameter pole is adopted. Support wires hold the power cables or an insulated support holds the power wire direct.
Referencing details	The section and type of stanchion is required. The height from the foundation and intervals if relevant. It is assumed that the stanchion is set in a concrete foundation. For Gantries the type of construction and size of the gantry is required as well as the height above the foundation.
Cost information notes	All the costs given in the Railways section of the Cost Guide are for “Green Zone “working.
rateable element	Power wire. Supports. Power wire gantries
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo1 - Typical gantry support to wires.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Railways
CG Code	219A11
Specific	Trackwork Plain Line
Descriptive	Rail line for use within train depots, train maintenance facilities, freight terminals, marshalling yards and the like.
Tech1	Flat bottom rail; BS 11; Delivered in standard 18.288m lengths. BS113'A' Section, 56kg/m.
Tech2	On and including softwood sleepers, clips, pandrols etc. Jointed track.
Unit size	linear metre
Unit of measurement	m
ERC	£554
Superseded codes	219F01, 219L01, 219T01, 219T02, 219TL1, 219TL2, 219TL3
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Cost includes for all the necessary materials, labour and plant to provide one metre of low speed rail line.
Referencing details	Measure linear length. N.B. The cost is for low speed secondary lines only and is only applicable to branch lines, sidings or depots.
Cost information notes	All the costs given in the Railways section of the Cost Guide are for "Green Zone "working.
rateable element	Class 3 (a) (Railway and tramway lines and tracks (other than tracks used exclusively for the transmission of power)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial or commercial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description

Photo 1 - Main line standard track on concrete rails.
Photo 2 - Branch from main line standard track on timber sleepers.
Photo 3 Typical standard track on timber sleepers within works

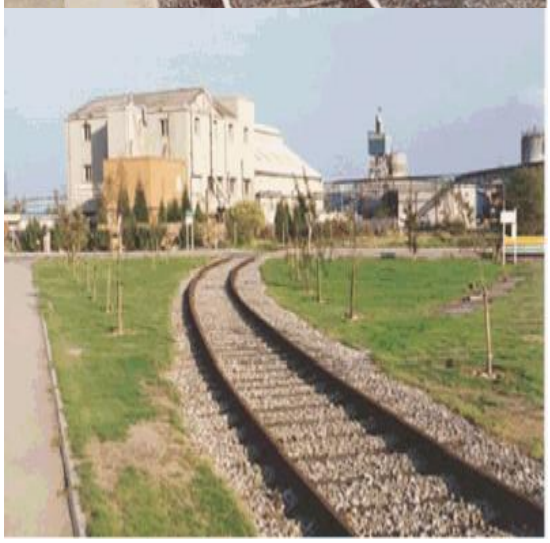
Photo notes

Photo 1 - Private sidings that take main line engines and rolling stock.
Photo 2 - Establish extent of hereditament and where track is vested in Rail track.
Photo 3 - Private sidings that take main line engines and rolling stock. Ballast cost is an addition to the land value

Photo1

Photo2

Photo3



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Generic Category	Railways
CG Code	219A12
Specific	Trackwork Plain Line
Descriptive	Rail line for use within train depots, train maintenance facilities, freight terminals, marshalling yards and the like. Specifically non Network Rail Infrastructure and for low speed train movements.
Tech1	Flat bottom rail; BS 11; Delivered in standard 18.288m lengths. BS113'A' Section, 56kg/m.
Tech2	On and including concrete sleepers, clips, pandrols etc. Jointed track.
Unit size	linear metre
Unit of measurement	m
ERC	£608
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Cost includes for all the necessary materials, labour and plant to provide one metre of low speed rail line.
Referencing details	Measure linear length. N.B. The cost is for low speed secondary lines only and is only applicable to branch lines, sidings or depots.
Cost information notes	All the costs given in the Railways section of the Cost Guide are for "Green Zone "working.
rateable element	Class 3 (a) (Railway and tramway lines and tracks (other than tracks used exclusively for the transmission of power)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial or commercial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations -

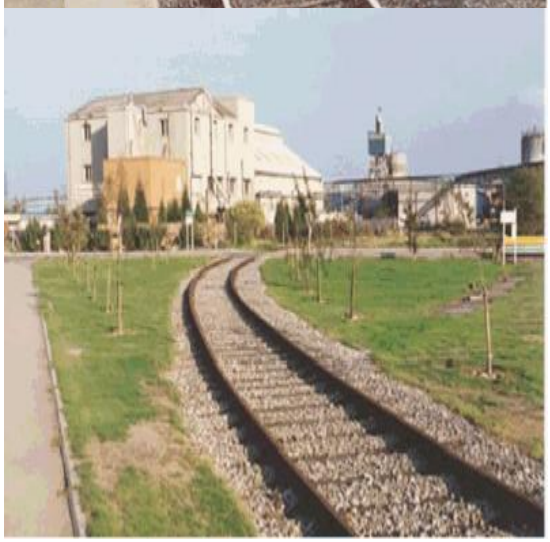
Photo description
Photo 1 - Main line standard track on concrete rails.
Photo 2 - Branch from main line standard track on timber sleepers.
Photo 3 Typical standard track on timber sleepers within works

Photo notes
Photo 1 - Private sidings that take main line engines and rolling stock.
Photo 2 - Establish extent of hereditament and where track is vested in Rail track.
Photo 3 - Private sidings that take main line engines and rolling stock. Ballast cost is an addition to the land value

Photo1

Photo2

Photo3



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Generic Category	Railways
CG Code	219A13
Specific	Trackwork Plain Line
Descriptive	Rail line for use within train depots, train maintenance facilities, freight terminals, marshalling yards and the like. Specifically non Network Rail Infrastructure and for low speed train movements.
Tech1	Flat bottom rail; BS 11; Delivered in standard 18.288m lengths. BS113'A' Section, 56kg/m.
Tech2	On and including steel sleepers, clips, pandrols etc. Jointed track.
Unit size	linear metre
Unit of measurement	m
ERC	£649
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Cost includes for all the necessary materials, labour and plant to provide one metre of low speed rail line.
Referencing details	Measure linear length. N.B. The cost is for low speed secondary lines only and is only applicable to branch lines, sidings or depots.
Cost information notes	All the costs given in the Railways section of the Cost Guide are for "Green Zone "working.
rateable element	Class 3 (a) (Railway and tramway lines and tracks (other than tracks used exclusively for the transmission of power)
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial or commercial complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations -

Photo description
Photo 1 - Main line standard track on concrete rails.
Photo 2 - Branch from main line standard track on timber sleepers.
Photo 3 Typical standard track on timber sleepers within works

Photo notes
Photo 1 - Private sidings that take main line engines and rolling stock.
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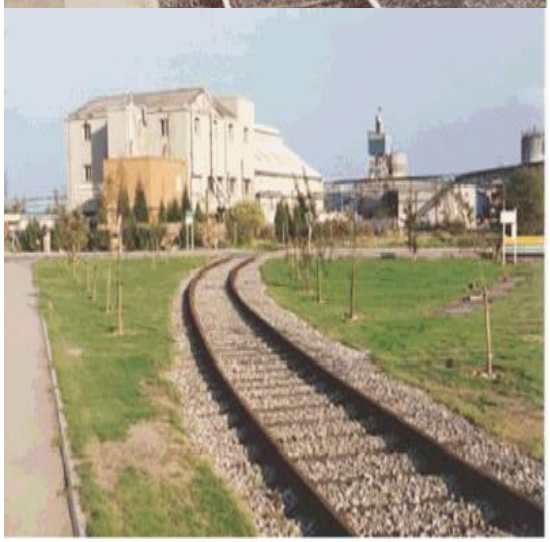
Photo 3 - Private sidings that take main line engines and rolling stock. Ballast cost is an addition to the land value

Photo1

Photo2

Photo3



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Generic Category	Railways
CG Code	219V02
Specific	Viaducts
Descriptive	Concrete
Tech1	Double track
Tech2	-
Unit size	For 25m Plus span
Unit of measurement	m2
ERC	£5,217
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced in situ concrete viaduct including excavation, reinforcement, formwork, concrete, bearings, expansion joints, deck waterproofing, deck finishings, parapet
Referencing details	The total length, width& the height to the underside of the arches and the number and width of each arch. The type of construction and materials used. The Viaduct may carry the railway or carry a road / waterway over the railway. This should be noted. Do Not Walk on viaduct unless officially accompanied.
Cost information notes	All the costs given in the Railways section of the Cost Guide are for “Green Zone “working.
rateable element	Viaduct
non rateable element	Furniture such as lights, notices regarding height etc.
Adjusted Plant and Machinery	Track, sleepers, points etc.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Railways
CG Code	219W50
Specific	Works - non standard gauge
Descriptive	Wide gauge
Tech1	Rail track on concrete base
Tech2	Length per section of parallel track
Unit size	linear
Unit of measurement	m
ERC	£387
Superseded codes	219W01, 219W20
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Most track is standard gauge 4 ft 8.5 inches. the engines and wagons could run on the main rail networks. Within factories and mineral hereditaments are rail tracks that have been built to suit the particular activity being undertaken. Tracks may be narrow gauge or in factories extra wide as are the tracks that support Overhead Transport (OHT) and cranes. Factory floor tracks are often just set in concrete and have no visible sleepers or ballast.
Referencing details	The width of the track, the length of track, the settings for the track & the use of the track
Cost information notes	All the costs given in the Railways section of the Cost Guide are for “Green Zone “working.
rateable element	Class 3 (a) (i) to (vi) inclusive.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component’s = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition” within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations	-
Photo description	Photo 1 - Main line standard track on concrete rails. Photo 2 - Branch from main line standard track on timber sleepers. Photo 3 Typical standard track on timber sleepers within works
Photo notes	Photo 1 - Private sidings that take main line engines and rolling stock. Photo 2 - Establish extent of hereditament and where track is vested in Rail track. Photo 3 - Private sidings that take main line engines and rolling stock. Ballast cost is an addition to the land value
Photo1	
Photo2	
Photo3	

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Generic Category	Refining
CG Code	213A01
Specific	Fractionation Towers
Descriptive	Cast Iron (excel int trays)
Tech1	1.02 diameter
Tech2	17m high
Unit size	one
Unit of measurement	Each
ERC	£124,396
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Otherwise known as a column. Crude oil is rarely useable as such and must therefore be refined. This is achieved by distillation - crude oil is heated until it is vaporised and then cooled forming liquids according to the boiling points of their constituent molecules. From Refinery storage tanks crude oil is pumped through horizontal steel tubes arranged on the inside walls and the roof of a furnace (oil is unable to ignite as no air is present in the tubes). The oil with a temperature in excess of 300°C goes from the tubes into the lower part of a tall cylindrical tower COLUMN up to 7.5m diameter x 30.48m high FRACTIONATING TOWER. The vapour floats upwards into the fractionating tower - a tower from which fractions are obtained. The tower is divided into numerous compartments by means of trays. The vapours pass through holes in the trays. The higher the room (area above a tray) the cooler the temperature. As vapours rise they are cooled and liquids are condensed. The hydrocarbon vapours with the highest boiling points cool and condense first on the bottom trays. The most volatile (e.g. petrol) comes off the top as vapour and is separately cooled. The division of crude oil into fractions or distillates is made more exacting by using bubble caps (see sketch). By this method hot vapours passing through the holes in the tray are forced to bubble through cooler liquid, which has already been condensed and collected on the tray. Hot vapours boil off any light hydrocarbons on the tray. There may be a series of towers refining the oil again and again, these are known as "SIDE STRIPPERS". Columns are costed with regard to their weight of steel. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. The cost includes a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In

Referencing details	(a) Number (Refinery serial no) and user i.e. No 1 Crude, 2nd stage distillation etc. (b) Overall height - including skirt. (c) Diameter - in the case of columns of varying diameters the length diameter of each different section should be given. (d) Height of skirt whether clad or bricked. (e) If lagged - the material used, its thickness and details of outer cover. (f) Operating pressure. (g) Weight of shell steel tonnes (excluding trays) (h) Weight of skirt in steel tonnes (where this is included in the shipping weight of the column it should be so indicated). (j) Weight of trays and if they are fixed. Also weight of tray supports. (k) Thickness in mm of shell and skirt. (l) Total weight in steel tonnes of stairs, ladders catwalks, etc., attached to column. (m) Details of foundation work - other than oversite concrete, including piling, mass and Reinforced Concrete work, pits, chambers other under-ground works. (n) Throughput in gallons or barrels per day or per steam day. (o) Materials used in construction particularly linings (known as cladding on the trade) *Weight calculations to be made as follows: - 1. Shell 2. Heads 3 Internal Plate work 4. Tray supports 5. Insulation rings 6. Openings 7. Nozzles 8 Welds 9. Skirt 10. Base Ring 11 Anchor Ring/Lugs 12. Lifting Davits Weights normally shown on drawings are design weights - actual weight per fabricator may differ slightly
Cost information notes	The tower is under pressure and is therefore a pressure vessel. Fabrication costs are high and site erection costs are more due to the nature of structure.
rateable element	Class 4 Table 4 - Towers and Columns subject to Class 4(d) limitation
non rateable element	Whole if Class 4(d) limitation applies i.e.: - does not exceed less than 400m3 and readily capable of being moved without substantial demolition to the surrounding structure
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Steelwork, foundations, settings, platforms, supports, staging Ladders and Platforms Add to the above costs in respect of all columns where details of ladders and platforms are known, see 215N for costs, otherwise add 4% of mild steel equivalent to the cost of each column.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Photo 1 – Diagram of operation.
Photo 2 – Typical column - material not identified.
Photo 3 – Diagram.

Photo notes

-

Photo1

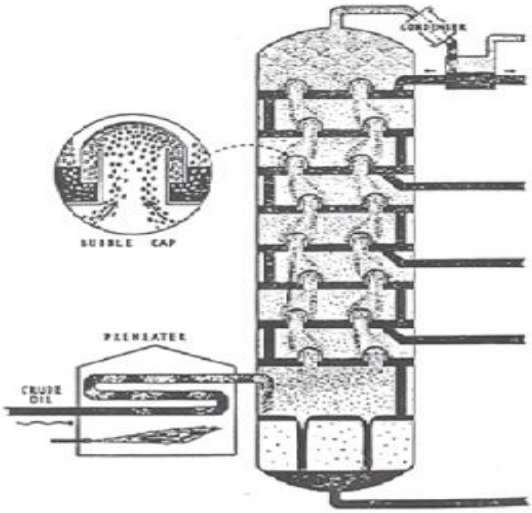
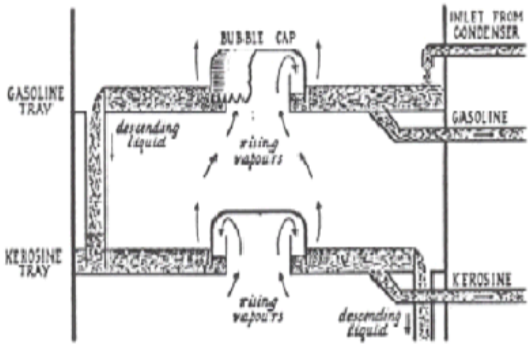


Photo2

Photo3



Simplified diagram to show the action of bubble caps, a group of which is installed on each of the trays.

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Generic Category	Refining
CG Code	213A02
Specific	Fractionation Towers
Descriptive	Cast Iron (excel int trays)
Tech1	1.27m diameter
Tech2	23m high
Unit size	one
Unit of measurement	Each
ERC	£166,219
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Otherwise known as a column. Crude oil is rarely useable as such and must therefore be refined. This is achieved by distillation - crude oil is heated until it is vaporised and then cooled forming liquids according to the boiling points of their constituent molecules. From Refinery storage tanks crude oil is pumped through horizontal steel tubes arranged on the inside walls and the roof of a furnace (oil is unable to ignite as no air is present in the tubes). The oil with a temperature in excess of 300°C goes from the tubes into the lower part of a tall cylindrical tower COLUMN up to 7.5m diameter x 30.48m high FRACTIONATING TOWER. The vapour floats upwards into the fractionating tower - a tower from which fractions are obtained. The tower is divided into numerous compartments by means of trays. The vapours pass through holes in the trays. The higher the room (area above a tray) the cooler the temperature. As vapours rise they are cooled and liquids are condensed. The hydrocarbon vapours with the highest boiling points cool and condense first on the bottom trays. The most volatile (e.g. petrol) comes off the top as vapour and is separately cooled. The division of crude oil into fractions or distillates is made more exacting by using bubble caps (see sketch). By this method hot vapours passing through the holes in the tray are forced to bubble through cooler liquid, which has already been condensed and collected on the tray. Hot vapours boil off any light hydrocarbons on the tray. There may be a series of towers refining the oil again and again, these are known as "SIDE STRIPPERS". Columns are costed with regard to their weight of steel. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. The cost includes a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In

Referencing details	(a) Number (Refinery serial no) and user i.e. No 1 Crude, 2nd stage distillation etc. (b) Overall height - including skirt. (c) Diameter - in the case of columns of varying diameters the length diameter of each different section should be given. (d) Height of skirt whether clad or bricked. (e) If lagged - the material used, its thickness and details of outer cover. (f) Operating pressure. (g) Weight of shell steel tonnes (excluding trays) (h) Weight of skirt in steel tonnes (where this is included in the shipping weight of the column it should be so indicated). (j) Weight of trays and if they are fixed. Also weight of tray supports. (k) Thickness in mm of shell and skirt. (l) Total weight in steel tonnes of stairs, ladders catwalks, etc., attached to column. (m) Details of foundation work - other than oversite concrete, including piling, mass and Reinforced Concrete work, pits, chambers other under-ground works. (n) Throughput in gallons or barrels per day or per steam day. (o) Materials used in construction particularly linings (known as cladding on the trade) *Weight calculations to be made as follows: - 1. Shell 2. Heads 3 Internal Plate work 4. Tray supports 5. Insulation rings 6. Openings 7. Nozzles 8 Welds 9. Skirt 10. Base Ring 11 Anchor Ring/Lugs 12. Lifting Davits Weights normally shown on drawings are design weights - actual weight per fabricator may differ slightly
Cost information notes	The tower is under pressure and is therefore a pressure vessel. Fabrication costs are high and site erection costs are more due to the nature of structure.
rateable element	Class 4 Table 4 - Towers and Columns subject to Class 4(d) limitation
non rateable element	Whole if Class 4(d) limitation applies i.e.: - does not exceed less than 400m3 and readily capable of being moved without substantial demolition to the surrounding structure
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Steelwork, foundations, settings, platforms, supports, staging Ladders and Platforms Add to the above costs in respect of all columns where details of ladders and platforms are known, see 215N for costs, otherwise add 4% of mild steel equivalent to the cost of each column.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

Photo 1 – Diagram of operation.
Photo 2 – Typical column - material not identified.
Photo 3 – Diagram.

Photo notes

-

Photo1

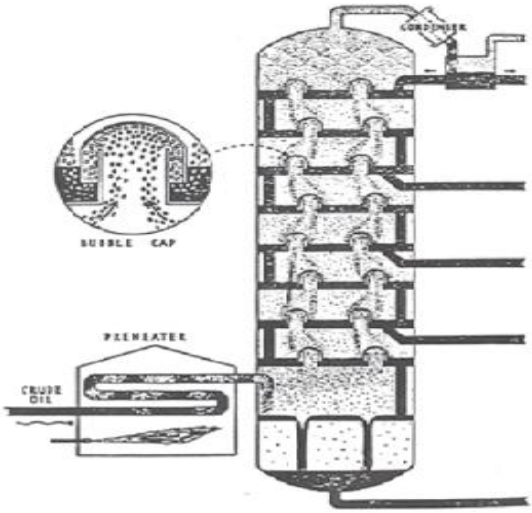
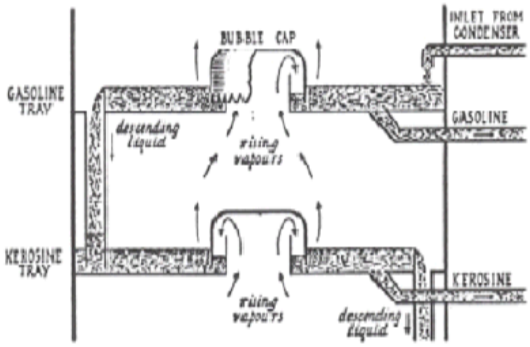


Photo2

Photo3



Simplified diagram to show the action of bubble caps, a group of which is installed on each of the trays.

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Generic Category	Refining
CG Code	213A03
Specific	Fractionation Towers
Descriptive	Cast Iron (excel int trays)
Tech1	1.525m diameter
Tech2	30m high
Unit size	one
Unit of measurement	Each
ERC	£249,865
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Otherwise known as a column. Crude oil is rarely useable as such and must therefore be refined. This is achieved by distillation - crude oil is heated until it is vaporised and then cooled forming liquids according to the boiling points of their constituent molecules. From Refinery storage tanks crude oil is pumped through horizontal steel tubes arranged on the inside walls and the roof of a furnace (oil is unable to ignite as no air is present in the tubes). The oil with a temperature in excess of 300°C goes from the tubes into the lower part of a tall cylindrical tower COLUMN up to 7.5m diameter x 30.48m high FRACTIONATING TOWER. The vapour floats upwards into the fractionating tower - a tower from which fractions are obtained. The tower is divided into numerous compartments by means of trays. The vapours pass through holes in the trays. The higher the room (area above a tray) the cooler the temperature. As vapours rise they are cooled and liquids are condensed. The hydrocarbon vapours with the highest boiling points cool and condense first on the bottom trays. The most volatile (e.g. petrol) comes off the top as vapour and is separately cooled. The division of crude oil into fractions or distillates is made more exacting by using bubble caps (see sketch). By this method hot vapours passing through the holes in the tray are forced to bubble through cooler liquid, which has already been condensed and collected on the tray. Hot vapours boil off any light hydrocarbons on the tray. There may be a series of towers refining the oil again and again, these are known as "SIDE STRIPPERS". Columns are costed with regard to their weight of steel. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. The cost includes a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In

Referencing details	(a) Number (Refinery serial no) and user i.e. No 1 Crude, 2nd stage distillation etc. (b) Overall height - including skirt. (c) Diameter - in the case of columns of varying diameters the length diameter of each different section should be given. (d) Height of skirt whether clad or bricked. (e) If lagged - the material used, its thickness and details of outer cover. (f) Operating pressure. (g) Weight of shell steel tonnes (excluding trays) (h) Weight of skirt in steel tonnes (where this is included in the shipping weight of the column it should be so indicated). (j) Weight of trays and if they are fixed. Also weight of tray supports. (k) Thickness in mm of shell and skirt. (l) Total weight in steel tonnes of stairs, ladders catwalks, etc., attached to column. (m) Details of foundation work - other than oversite concrete, including piling, mass and Reinforced Concrete work, pits, chambers other under-ground works. (n) Throughput in gallons or barrels per day or per steam day. (o) Materials used in construction particularly linings (known as cladding on the trade) *Weight calculations to be made as follows: - 1. Shell 2. Heads 3 Internal Plate work 4. Tray supports 5. Insulation rings 6. Openings 7. Nozzles 8 Welds 9. Skirt 10. Base Ring 11 Anchor Ring/Lugs 12. Lifting Davits Weights normally shown on drawings are design weights - actual weight per fabricator may differ slightly
Cost information notes	The tower is under pressure and is therefore a pressure vessel. Fabrication costs are high and site erection costs are more due to the nature of structure.
rateable element	Class 4 Table 4 - Towers and Columns subject to Class 4(d) limitation
non rateable element	Whole if Class 4(d) limitation applies i.e.: - does not exceed less than 400m3 and readily capable of being moved without substantial demolition to the surrounding structure
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Steelwork, foundations, settings, platforms, supports, staging Ladders and Platforms Add to the above costs in respect of all columns where details of ladders and platforms are known, see 215N for costs, otherwise add 4% of mild steel equivalent to the cost of each column.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Photo 1 – Diagram of operation.
Photo 2 – Typical column - material not identified.
Photo 3 – Diagram.

Photo notes

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Photo1

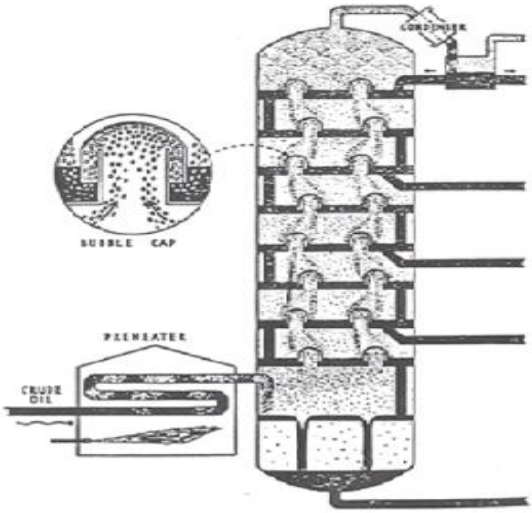
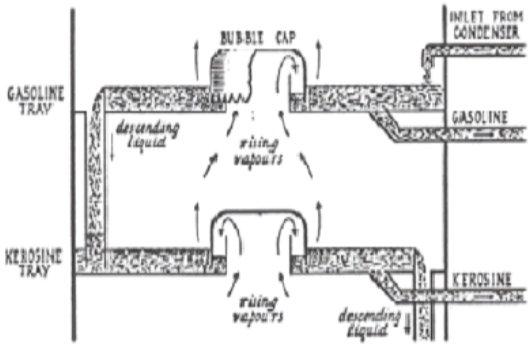


Photo2

Photo3



Simplified diagram to show the action of bubble caps, a group of which is installed on each of the trays.

Back

Generic Category	Refining
CG Code	213A04
Specific	Fractionation Towers
Descriptive	Cast Iron (excel int trays)
Tech1	1.78m diameter
Tech2	30m high
Unit size	one
Unit of measurement	Each
ERC	£297,050
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Otherwise known as a column. Crude oil is rarely useable as such and must therefore be refined. This is achieved by distillation - crude oil is heated until it is vaporised and then cooled forming liquids according to the boiling points of their constituent molecules. From Refinery storage tanks crude oil is pumped through horizontal steel tubes arranged on the inside walls and the roof of a furnace (oil is unable to ignite as no air is present in the tubes). The oil with a temperature in excess of 300°C goes from the tubes into the lower part of a tall cylindrical tower COLUMN up to 7.5m diameter x 30.48m high FRACTIONATING TOWER. The vapour floats upwards into the fractionating tower - a tower from which fractions are obtained. The tower is divided into numerous compartments by means of trays. The vapours pass through holes in the trays. The higher the room (area above a tray) the cooler the temperature. As vapours rise they are cooled and liquids are condensed. The hydrocarbon vapours with the highest boiling points cool and condense first on the bottom trays. The most volatile (e.g. petrol) comes off the top as vapour and is separately cooled. The division of crude oil into fractions or distillates is made more exacting by using bubble caps (see sketch). By this method hot vapours passing through the holes in the tray are forced to bubble through cooler liquid, which has already been condensed and collected on the tray. Hot vapours boil off any light hydrocarbons on the tray. There may be a series of towers refining the oil again and again, these are known as "SIDE STRIPPERS". Columns are costed with regard to their weight of steel. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. The cost includes a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In

Referencing details	(a) Number (Refinery serial no) and user i.e. No 1 Crude, 2nd stage distillation etc. (b) Overall height - including skirt. (c) Diameter - in the case of columns of varying diameters the length diameter of each different section should be given. (d) Height of skirt whether clad or bricked. (e) If lagged - the material used, its thickness and details of outer cover. (f) Operating pressure. (g) Weight of shell steel tonnes (excluding trays) (h) Weight of skirt in steel tonnes (where this is included in the shipping weight of the column it should be so indicated). (j) Weight of trays and if they are fixed. Also weight of tray supports. (k) Thickness in mm of shell and skirt. (l) Total weight in steel tonnes of stairs, ladders catwalks, etc., attached to column. (m) Details of foundation work - other than oversite concrete, including piling, mass and Reinforced Concrete work, pits, chambers other under-ground works. (n) Throughput in gallons or barrels per day or per steam day. (o) Materials used in construction particularly linings (known as cladding on the trade) *Weight calculations to be made as follows: - 1. Shell 2. Heads 3 Internal Plate work 4. Tray supports 5. Insulation rings 6. Openings 7. Nozzles 8 Welds 9. Skirt 10. Base Ring 11 Anchor Ring/Lugs 12. Lifting Davits Weights normally shown on drawings are design weights - actual weight per fabricator may differ slightly
Cost information notes	The tower is under pressure and is therefore a pressure vessel. Fabrication costs are high and site erection costs are more due to the nature of structure.
rateable element	Class 4 Table 4 - Towers and Columns subject to Class 4(d) limitation
non rateable element	Whole if Class 4(d) limitation applies i.e.: - does not exceed less than 400m3 and readily capable of being moved without substantial demolition to the surrounding structure
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Steelwork, foundations, settings, platforms, supports, staging Ladders and Platforms Add to the above costs in respect of all columns where details of ladders and platforms are known, see 215N for costs, otherwise add 4% of mild steel equivalent to the cost of each column.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Photo 1 – Diagram of operation.
Photo 2 – Typical column - material not identified.
Photo 3 – Diagram.

Photo notes

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Photo1

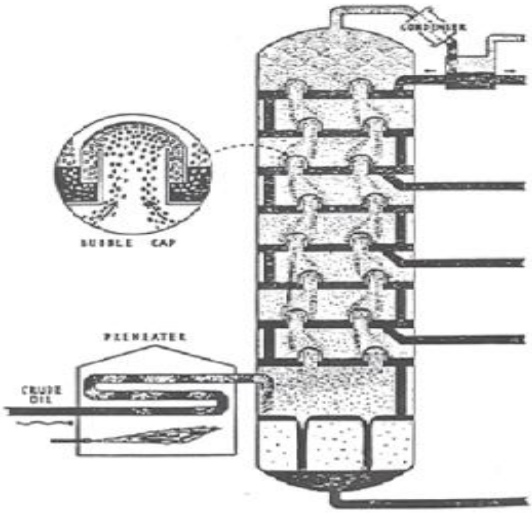
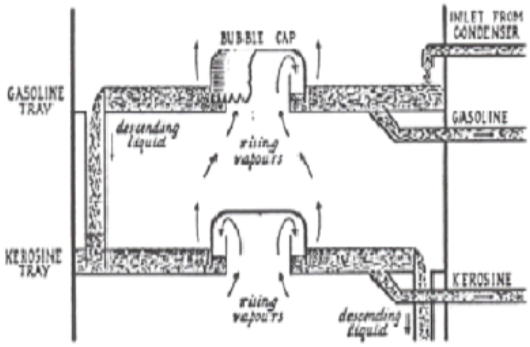


Photo2

Photo3



Simplified diagram to show the action of bubble caps, a group of which is installed on each of the trays.

Back

Generic Category	Refining
CG Code	213A05
Specific	Fractionation Towers
Descriptive	Cast Iron (excel int trays)
Tech1	2.04m diameter
Tech2	30m high
Unit size	one
Unit of measurement	Each
ERC	£382,840
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Otherwise known as a column. Crude oil is rarely useable as such and must therefore be refined. This is achieved by distillation - crude oil is heated until it is vaporised and then cooled forming liquids according to the boiling points of their constituent molecules. From Refinery storage tanks crude oil is pumped through horizontal steel tubes arranged on the inside walls and the roof of a furnace (oil is unable to ignite as no air is present in the tubes). The oil with a temperature in excess of 300°C goes from the tubes into the lower part of a tall cylindrical tower COLUMN up to 7.5m diameter x 30.48m high FRACTIONATING TOWER. The vapour floats upwards into the fractionating tower - a tower from which fractions are obtained. The tower is divided into numerous compartments by means of trays. The vapours pass through holes in the trays. The higher the room (area above a tray) the cooler the temperature. As vapours rise they are cooled and liquids are condensed. The hydrocarbon vapours with the highest boiling points cool and condense first on the bottom trays. The most volatile (e.g. petrol) comes off the top as vapour and is separately cooled. The division of crude oil into fractions or distillates is made more exacting by using bubble caps (see sketch). By this method hot vapours passing through the holes in the tray are forced to bubble through cooler liquid, which has already been condensed and collected on the tray. Hot vapours boil off any light hydrocarbons on the tray. There may be a series of towers refining the oil again and again, these are known as "SIDE STRIPPERS". Columns are costed with regard to their weight of steel. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. The cost includes a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In

Referencing details	(a) Number (Refinery serial no) and user i.e. No 1 Crude, 2nd stage distillation etc. (b) Overall height - including skirt. (c) Diameter - in the case of columns of varying diameters the length diameter of each different section should be given. (d) Height of skirt whether clad or bricked. (e) If lagged - the material used, its thickness and details of outer cover. (f) Operating pressure. (g) Weight of shell steel tonnes (excluding trays) (h) Weight of skirt in steel tonnes (where this is included in the shipping weight of the column it should be so indicated). (j) Weight of trays and if they are fixed. Also weight of tray supports. (k) Thickness in mm of shell and skirt. (l) Total weight in steel tonnes of stairs, ladders catwalks, etc., attached to column. (m) Details of foundation work - other than oversite concrete, including piling, mass and Reinforced Concrete work, pits, chambers other under-ground works. (n) Throughput in gallons or barrels per day or per steam day. (o) Materials used in construction particularly linings (known as cladding on the trade) *Weight calculations to be made as follows: - 1. Shell 2. Heads 3 Internal Plate work 4. Tray supports 5. Insulation rings 6. Openings 7. Nozzles 8 Welds 9. Skirt 10. Base Ring 11 Anchor Ring/Lugs 12. Lifting Davits Weights normally shown on drawings are design weights - actual weight per fabricator may differ slightly
Cost information notes	The tower is under pressure and is therefore a pressure vessel. Fabrication costs are high and site erection costs are more due to the nature of structure.
rateable element	Class 4 Table 4 - Towers and Columns subject to Class 4(d) limitation
non rateable element	Whole if Class 4(d) limitation applies i.e.: - does not exceed less than 400m3 and readily capable of being moved without substantial demolition to the surrounding structure
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Steelwork, foundations, settings, platforms, supports, staging Ladders and Platforms Add to the above costs in respect of all columns where details of ladders and platforms are known, see 215N for costs, otherwise add 4% of mild steel equivalent to the cost of each column.

Contract size adjustment

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Variations

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Photo description

Photo 1 – Diagram of operation.
Photo 2 – Typical column - material not identified.
Photo 3 – Diagram.

Photo notes

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Photo1

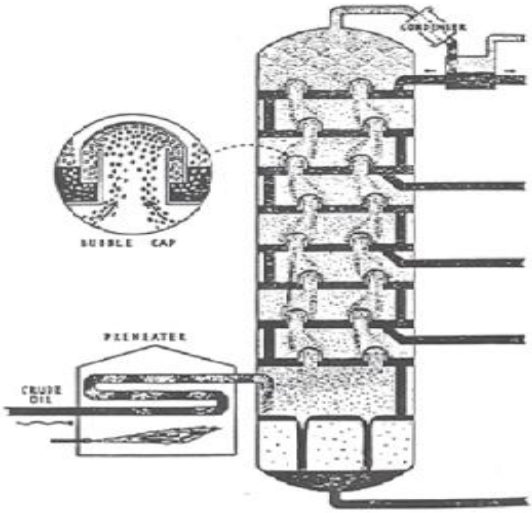
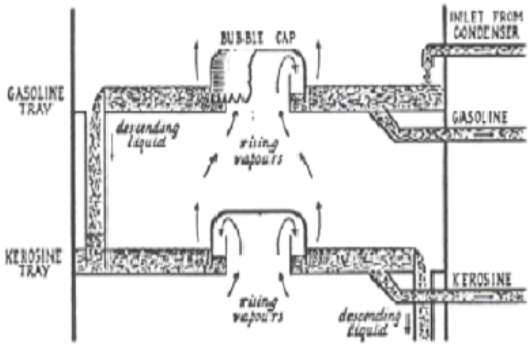


Photo2

Photo3



Simplified diagram to show the action of bubble caps, a group of which is installed on each of the trays.

Back

Generic Category	Refining
CG Code	213A06
Specific	Fractionation Towers
Descriptive	Cast Iron (excel int trays)
Tech1	3.0m diameter
Tech2	30m high
Unit size	one
Unit of measurement	Each
ERC	£600,534
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Otherwise known as a column. Crude oil is rarely useable as such and must therefore be refined. This is achieved by distillation - crude oil is heated until it is vaporised and then cooled forming liquids according to the boiling points of their constituent molecules. From Refinery storage tanks crude oil is pumped through horizontal steel tubes arranged on the inside walls and the roof of a furnace (oil is unable to ignite as no air is present in the tubes). The oil with a temperature in excess of 300°C goes from the tubes into the lower part of a tall cylindrical tower COLUMN up to 7.5m diameter x 30.48m high FRACTIONATING TOWER. The vapour floats upwards into the fractionating tower - a tower from which fractions are obtained. The tower is divided into numerous compartments by means of trays. The vapours pass through holes in the trays. The higher the room (area above a tray) the cooler the temperature. As vapours rise they are cooled and liquids are condensed. The hydrocarbon vapours with the highest boiling points cool and condense first on the bottom trays. The most volatile (e.g. petrol) comes off the top as vapour and is separately cooled. The division of crude oil into fractions or distillates is made more exacting by using bubble caps (see sketch). By this method hot vapours passing through the holes in the tray are forced to bubble through cooler liquid, which has already been condensed and collected on the tray. Hot vapours boil off any light hydrocarbons on the tray. There may be a series of towers refining the oil again and again, these are known as "SIDE STRIPPERS". Columns are costed with regard to their weight of steel. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. The cost includes a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In

Referencing details	(a) Number (Refinery serial no) and user i.e. No 1 Crude, 2nd stage distillation etc. (b) Overall height - including skirt. (c) Diameter - in the case of columns of varying diameters the length diameter of each different section should be given. (d) Height of skirt whether clad or bricked. (e) If lagged - the material used, its thickness and details of outer cover. (f) Operating pressure. (g) Weight of shell steel tonnes (excluding trays) (h) Weight of skirt in steel tonnes (where this is included in the shipping weight of the column it should be so indicated). (j) Weight of trays and if they are fixed. Also weight of tray supports. (k) Thickness in mm of shell and skirt. (l) Total weight in steel tonnes of stairs, ladders catwalks, etc., attached to column. (m) Details of foundation work - other than oversite concrete, including piling, mass and Reinforced Concrete work, pits, chambers other under-ground works. (n) Throughput in gallons or barrels per day or per steam day. (o) Materials used in construction particularly linings (known as cladding on the trade) *Weight calculations to be made as follows: - 1. Shell 2. Heads 3 Internal Plate work 4. Tray supports 5. Insulation rings 6. Openings 7. Nozzles 8 Welds 9. Skirt 10. Base Ring 11 Anchor Ring/Lugs 12. Lifting Davits Weights normally shown on drawings are design weights - actual weight per fabricator may differ slightly
Cost information notes	The tower is under pressure and is therefore a pressure vessel. Fabrication costs are high and site erection costs are more due to the nature of structure.
rateable element	Class 4 Table 4 - Towers and Columns subject to Class 4(d) limitation
non rateable element	Whole if Class 4(d) limitation applies i.e.: - does not exceed less than 400m3 and readily capable of being moved without substantial demolition to the surrounding structure
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Steelwork, foundations, settings, platforms, supports, staging Ladders and Platforms Add to the above costs in respect of all columns where details of ladders and platforms are known, see 215N for costs, otherwise add 4% of mild steel equivalent to the cost of each column.

Contract size adjustment

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Variations

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Photo description

Photo 1 – Diagram of operation.
Photo 2 – Typical column - material not identified.
Photo 3 – Diagram.

Photo notes

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Photo1

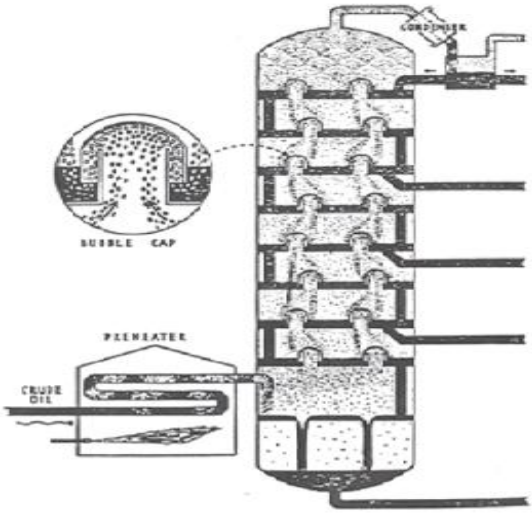
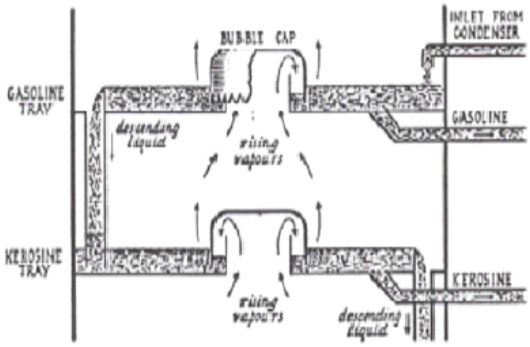


Photo2

Photo3



Simplified diagram to show the action of bubble caps, a group of which is installed on each of the trays.

Back

Generic Category	Refining
CG Code	213A07
Specific	Fractionation Towers
Descriptive	Cast Iron (excel int trays)
Tech1	4.5m diameter
Tech2	30m high
Unit size	one
Unit of measurement	Each
ERC	£857,905
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Otherwise known as a column. Crude oil is rarely useable as such and must therefore be refined. This is achieved by distillation - crude oil is heated until it is vaporised and then cooled forming liquids according to the boiling points of their constituent molecules. From Refinery storage tanks crude oil is pumped through horizontal steel tubes arranged on the inside walls and the roof of a furnace (oil is unable to ignite as no air is present in the tubes). The oil with a temperature in excess of 300°C goes from the tubes into the lower part of a tall cylindrical tower COLUMN up to 7.5m diameter x 30.48m high FRACTIONATING TOWER. The vapour floats upwards into the fractionating tower - a tower from which fractions are obtained. The tower is divided into numerous compartments by means of trays. The vapours pass through holes in the trays. The higher the room (area above a tray) the cooler the temperature. As vapours rise they are cooled and liquids are condensed. The hydrocarbon vapours with the highest boiling points cool and condense first on the bottom trays. The most volatile (e.g. petrol) comes off the top as vapour and is separately cooled. The division of crude oil into fractions or distillates is made more exacting by using bubble caps (see sketch). By this method hot vapours passing through the holes in the tray are forced to bubble through cooler liquid, which has already been condensed and collected on the tray. Hot vapours boil off any light hydrocarbons on the tray. There may be a series of towers refining the oil again and again, these are known as "SIDE STRIPPERS". Columns are costed with regard to their weight of steel. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. The cost includes a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In

Referencing details	(a) Number (Refinery serial no) and user i.e. No 1 Crude, 2nd stage distillation etc. (b) Overall height - including skirt. (c) Diameter - in the case of columns of varying diameters the length diameter of each different section should be given. (d) Height of skirt whether clad or bricked. (e) If lagged - the material used, its thickness and details of outer cover. (f) Operating pressure. (g) Weight of shell steel tonnes (excluding trays) (h) Weight of skirt in steel tonnes (where this is included in the shipping weight of the column it should be so indicated). (j) Weight of trays and if they are fixed. Also weight of tray supports. (k) Thickness in mm of shell and skirt. (l) Total weight in steel tonnes of stairs, ladders catwalks, etc., attached to column. (m) Details of foundation work - other than oversite concrete, including piling, mass and Reinforced Concrete work, pits, chambers other under-ground works. (n) Throughput in gallons or barrels per day or per steam day. (o) Materials used in construction particularly linings (known as cladding on the trade) *Weight calculations to be made as follows: - 1. Shell 2. Heads 3 Internal Plate work 4. Tray supports 5. Insulation rings 6. Openings 7. Nozzles 8 Welds 9. Skirt 10. Base Ring 11 Anchor Ring/Lugs 12. Lifting Davits Weights normally shown on drawings are design weights - actual weight per fabricator may differ slightly
Cost information notes	The tower is under pressure and is therefore a pressure vessel. Fabrication costs are high and site erection costs are more due to the nature of structure.
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Contract size adjustment

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Variations

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Photo description

Photo 1 – Diagram of operation.
Photo 2 – Typical column - material not identified.
Photo 3 – Diagram.

Photo notes

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Photo1

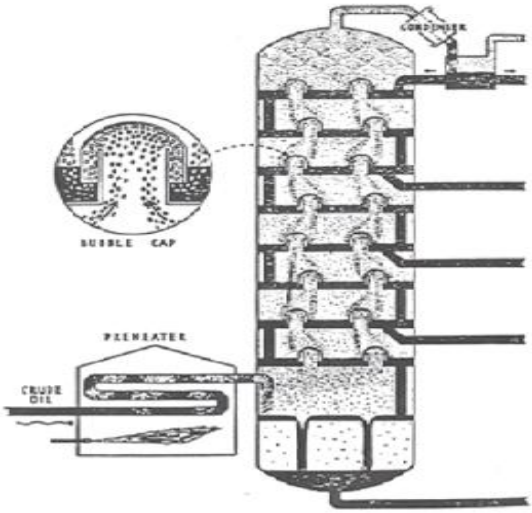
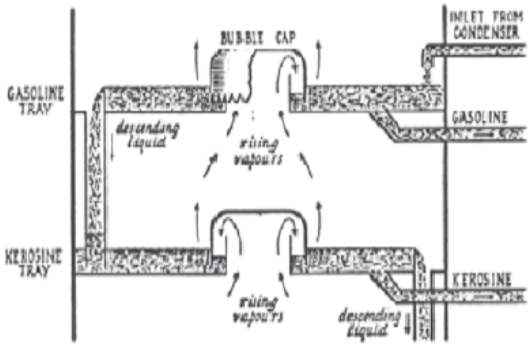


Photo2

Photo3



Simplified diagram to show the action of bubble caps, a group of which is installed on each of the trays.

Back

Generic Category	Refining
CG Code	213A08
Specific	Fractionation Towers
Descriptive	Cast Iron (excel int trays)
Tech1	6.0m diameter
Tech2	55m high
Unit size	one
Unit of measurement	Each
ERC	£1,762,995
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Otherwise known as a column. Crude oil is rarely useable as such and must therefore be refined. This is achieved by distillation - crude oil is heated until it is vaporised and then cooled forming liquids according to the boiling points of their constituent molecules. From Refinery storage tanks crude oil is pumped through horizontal steel tubes arranged on the inside walls and the roof of a furnace (oil is unable to ignite as no air is present in the tubes). The oil with a temperature in excess of 300°C goes from the tubes into the lower part of a tall cylindrical tower COLUMN up to 7.5m diameter x 30.48m high FRACTIONATING TOWER. The vapour floats upwards into the fractionating tower - a tower from which fractions are obtained. The tower is divided into numerous compartments by means of trays. The vapours pass through holes in the trays. The higher the room (area above a tray) the cooler the temperature. As vapours rise they are cooled and liquids are condensed. The hydrocarbon vapours with the highest boiling points cool and condense first on the bottom trays. The most volatile (e.g. petrol) comes off the top as vapour and is separately cooled. The division of crude oil into fractions or distillates is made more exacting by using bubble caps (see sketch). By this method hot vapours passing through the holes in the tray are forced to bubble through cooler liquid, which has already been condensed and collected on the tray. Hot vapours boil off any light hydrocarbons on the tray. There may be a series of towers refining the oil again and again, these are known as "SIDE STRIPPERS". Columns are costed with regard to their weight of steel. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. The cost includes a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In

Referencing details	(a) Number (Refinery serial no) and user i.e. No 1 Crude, 2nd stage distillation etc. (b) Overall height - including skirt. (c) Diameter - in the case of columns of varying diameters the length diameter of each different section should be given. (d) Height of skirt whether clad or bricked. (e) If lagged - the material used, its thickness and details of outer cover. (f) Operating pressure. (g) Weight of shell steel tonnes (excluding trays) (h) Weight of skirt in steel tonnes (where this is included in the shipping weight of the column it should be so indicated). (j) Weight of trays and if they are fixed. Also weight of tray supports. (k) Thickness in mm of shell and skirt. (l) Total weight in steel tonnes of stairs, ladders catwalks, etc., attached to column. (m) Details of foundation work - other than oversite concrete, including piling, mass and Reinforced Concrete work, pits, chambers other under-ground works. (n) Throughput in gallons or barrels per day or per steam day. (o) Materials used in construction particularly linings (known as cladding on the trade) *Weight calculations to be made as follows: - 1. Shell 2. Heads 3 Internal Plate work 4. Tray supports 5. Insulation rings 6. Openings 7. Nozzles 8 Welds 9. Skirt 10. Base Ring 11 Anchor Ring/Lugs 12. Lifting Davits Weights normally shown on drawings are design weights - actual weight per fabricator may differ slightly
Cost information notes	The tower is under pressure and is therefore a pressure vessel. Fabrication costs are high and site erection costs are more due to the nature of structure.
rateable element	Class 4 Table 4 - Towers and Columns subject to Class 4(d) limitation
non rateable element	Whole if Class 4(d) limitation applies i.e.: - does not exceed less than 400m3 and readily capable of being moved without substantial demolition to the surrounding structure
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Steelwork, foundations, settings, platforms, supports, staging Ladders and Platforms Add to the above costs in respect of all columns where details of ladders and platforms are known, see 215N for costs, otherwise add 4% of mild steel equivalent to the cost of each column.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Photo 1 – Diagram of operation.
Photo 2 – Typical column - material not identified.
Photo 3 – Diagram.

Photo notes

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Photo1

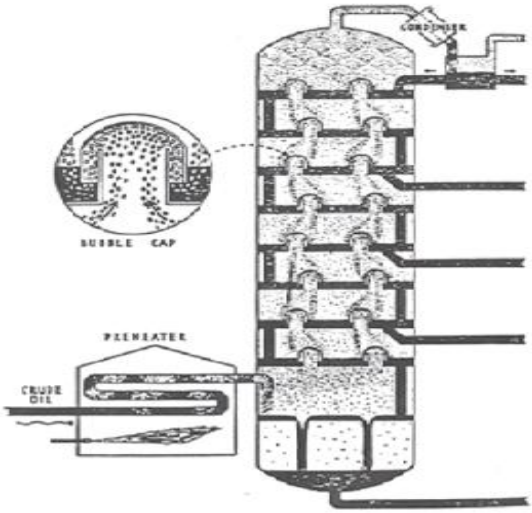
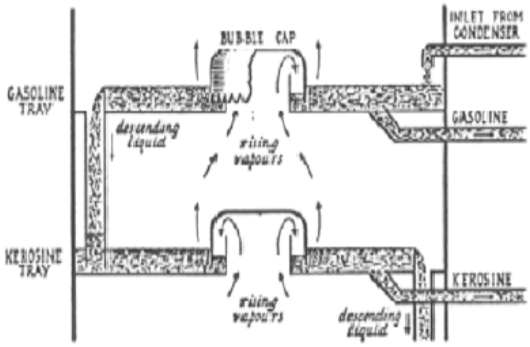


Photo2

Photo3



Simplified diagram to show the action of bubble caps, a group of which is installed on each of the trays.

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Generic Category	Refining
CG Code	213A09
Specific	Fractionation Towers
Descriptive	Cast Iron (excel int trays)
Tech1	7.5m diameter
Tech2	55m high
Unit size	one
Unit of measurement	Each
ERC	£2,573,715
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Otherwise known as a column. Crude oil is rarely useable as such and must therefore be refined. This is achieved by distillation - crude oil is heated until it is vaporised and then cooled forming liquids according to the boiling points of their constituent molecules. From Refinery storage tanks crude oil is pumped through horizontal steel tubes arranged on the inside walls and the roof of a furnace (oil is unable to ignite as no air is present in the tubes). The oil with a temperature in excess of 300°C goes from the tubes into the lower part of a tall cylindrical tower COLUMN up to 7.5m diameter x 30.48m high FRACTIONATING TOWER. The vapour floats upwards into the fractionating tower - a tower from which fractions are obtained. The tower is divided into numerous compartments by means of trays. The vapours pass through holes in the trays. The higher the room (area above a tray) the cooler the temperature. As vapours rise they are cooled and liquids are condensed. The hydrocarbon vapours with the highest boiling points cool and condense first on the bottom trays. The most volatile (e.g. petrol) comes off the top as vapour and is separately cooled. The division of crude oil into fractions or distillates is made more exacting by using bubble caps (see sketch). By this method hot vapours passing through the holes in the tray are forced to bubble through cooler liquid, which has already been condensed and collected on the tray. Hot vapours boil off any light hydrocarbons on the tray. There may be a series of towers refining the oil again and again, these are known as "SIDE STRIPPERS". Columns are costed with regard to their weight of steel. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. The cost includes a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In

Referencing details	(a) Number (Refinery serial no) and user i.e. No 1 Crude, 2nd stage distillation etc. (b) Overall height - including skirt. (c) Diameter - in the case of columns of varying diameters the length diameter of each different section should be given. (d) Height of skirt whether clad or bricked. (e) If lagged - the material used, its thickness and details of outer cover. (f) Operating pressure. (g) Weight of shell steel tonnes (excluding trays) (h) Weight of skirt in steel tonnes (where this is included in the shipping weight of the column it should be so indicated). (j) Weight of trays and if they are fixed. Also weight of tray supports. (k) Thickness in mm of shell and skirt. (l) Total weight in steel tonnes of stairs, ladders catwalks, etc., attached to column. (m) Details of foundation work - other than oversite concrete, including piling, mass and Reinforced Concrete work, pits, chambers other under-ground works. (n) Throughput in gallons or barrels per day or per steam day. (o) Materials used in construction particularly linings (known as cladding on the trade) *Weight calculations to be made as follows: - 1. Shell 2. Heads 3 Internal Plate work 4. Tray supports 5. Insulation rings 6. Openings 7. Nozzles 8 Welds 9. Skirt 10. Base Ring 11 Anchor Ring/Lugs 12. Lifting Davits Weights normally shown on drawings are design weights - actual weight per fabricator may differ slightly
Cost information notes	The tower is under pressure and is therefore a pressure vessel. Fabrication costs are high and site erection costs are more due to the nature of structure.
rateable element	Class 4 Table 4 - Towers and Columns subject to Class 4(d) limitation
non rateable element	Whole if Class 4(d) limitation applies i.e.: - does not exceed less than 400m3 and readily capable of being moved without substantial demolition to the surrounding structure
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	Steelwork, foundations, settings, platforms, supports, staging Ladders and Platforms Add to the above costs in respect of all columns where details of ladders and platforms are known, see 215N for costs, otherwise add 4% of mild steel equivalent to the cost of each column.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Photo 1 – Diagram of operation.
Photo 2 – Typical column - material not identified.
Photo 3 – Diagram.

Photo notes

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Photo1

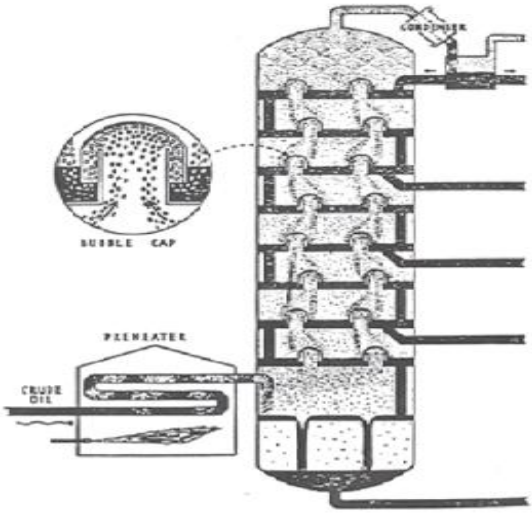
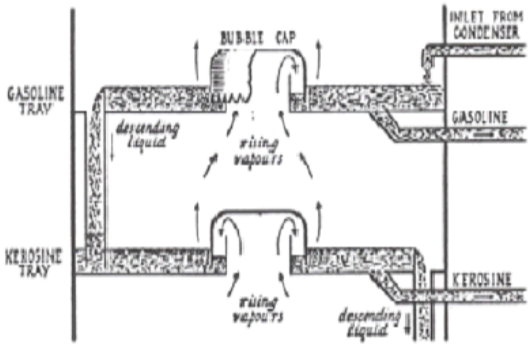


Photo2

Photo3



Simplified diagram to show the action of bubble caps, a group of which is installed on each of the trays.

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Generic Category	Refining
CG Code	213A10
Specific	Fractionation Towers
Descriptive	Carbon Manganese steel (excel int trays)
Tech1	3.0m diameter, 30m high
Tech2	107.5 tonnes
Unit size	one
Unit of measurement	Each
ERC	£2,056,434
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Otherwise known as a column. Crude oil is rarely useable as such and must therefore be refined. This is achieved by distillation - crude oil is heated until it is vaporised and then cooled forming liquids according to the boiling points of their constituent molecules. From Refinery storage tanks crude oil is pumped through horizontal steel tubes arranged on the inside walls and the roof of a furnace (oil is unable to ignite as no air is present in the tubes). The oil with a temperature in excess of 300°C goes from the tubes into the lower part of a tall cylindrical tower COLUMN up to 7.5m diameter x 30.48m high FRACTIONATING TOWER. The vapour floats upwards into the fractionating tower - a tower from which fractions are obtained. The tower is divided into numerous compartments by means of trays. The vapours pass through holes in the trays. The higher the room (area above a tray) the cooler the temperature. As vapours rise they are cooled and liquids are condensed. The hydrocarbon vapours with the highest boiling points cool and condense first on the bottom trays. The most volatile (e.g. petrol) comes off the top as vapour and is separately cooled. The division of crude oil into fractions or distillates is made more exacting by using bubble caps (see sketch). By this method hot vapours passing through the holes in the tray are forced to bubble through cooler liquid, which has already been condensed and collected on the tray. Hot vapours boil off any light hydrocarbons on the tray. There may be a series of towers refining the oil again and again, these are known as "SIDE STRIPPERS". Columns are costed with regard to their weight of steel. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. The cost includes a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In

Referencing details	(a) Number (Refinery serial no) and user i.e. No 1 Crude, 2nd stage distillation etc. (b) Overall height - including skirt. (c) Diameter - in the case of columns of varying diameters the length diameter of each different section should be given. (d) Height of skirt whether clad or bricked. (e) If lagged - the material used, its thickness and details of outer cover. (f) Operating pressure. (g) Weight of shell steel tonnes (excluding trays) (h) Weight of skirt in steel tonnes (where this is included in the shipping weight of the column it should be so indicated). (j) Weight of trays and if they are fixed. Also weight of tray supports. (k) Thickness in mm of shell and skirt. (l) Total weight in steel tonnes of stairs, ladders catwalks, etc., attached to column. (m) Details of foundation work - other than oversite concrete, including piling, mass and Reinforced Concrete work, pits, chambers other under-ground works. (n) Throughput in gallons or barrels per day or per steam day. (o) Materials used in construction particularly linings (known as cladding on the trade) *Weight calculations to be made as follows: - 1. Shell 2. Heads 3 Internal Plate work 4. Tray supports 5. Insulation rings 6. Openings 7. Nozzles 8 Welds 9. Skirt 10. Base Ring 11 Anchor Ring/Lugs 12. Lifting Davits Weights normally shown on drawings are design weights - actual weight per fabricator may differ slightly
Cost information notes	Columns are costed with regard to their weight of steel. The basic steel usually adopted is Carbon Manganese steel however care must be given to the steel Cost Information as more modern columns are often made from high quality specialised steel. This would increase the price/stone (stainless steel and cast iron costs are provided). The Tables assume standard construction plate thickness and materials. In these tables it is assumed the Skirt is metal and welded to the column. It is usually mild steel whatever type of steel forms the main body of the column. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. Although the ERC include the cost of a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In calculating the volume for Class 4 purposes the skirt should be included.
rateable element	Class 4 Table 4 - Towers and Columns subject to Class 4(d) limitation
non rateable element	Whole if Class 4(d) limitation applies i.e.: - does not exceed less than 400m3 and readily capable of being moved without substantial demolition to the surrounding structure
Adjusted Plant and Machinery	Ladders and Platforms Add to the above costs in respect of all columns Where details of ladders and platforms are known, see 215N for costs;
Number of items adjusted	Steelwork, foundations, settings, platforms, supports, staging Ladders and Platforms Add to the above costs in respect of all columns where details of ladders and platforms are known, see 215N for costs, otherwise add 4% of mild steel equivalent to the cost of each column.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical tower
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Refining
CG Code	213A11
Specific	Fractionation Towers
Descriptive	Carbon Manganese steel (excel int trays)
Tech1	3.5m diameter, 30m high
Tech2	117.5 tonnes
Unit size	one
Unit of measurement	Each
ERC	£2,253,181
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Otherwise known as a column. Crude oil is rarely useable as such and must therefore be refined. This is achieved by distillation - crude oil is heated until it is vaporised and then cooled forming liquids according to the boiling points of their constituent molecules. From Refinery storage tanks crude oil is pumped through horizontal steel tubes arranged on the inside walls and the roof of a furnace (oil is unable to ignite as no air is present in the tubes). The oil with a temperature in excess of 300°C goes from the tubes into the lower part of a tall cylindrical tower COLUMN up to 7.5m diameter x 30.48m high FRACTIONATING TOWER. The vapour floats upwards into the fractionating tower - a tower from which fractions are obtained. The tower is divided into numerous compartments by means of trays. The vapours pass through holes in the trays. The higher the room (area above a tray) the cooler the temperature. As vapours rise they are cooled and liquids are condensed. The hydrocarbon vapours with the highest boiling points cool and condense first on the bottom trays. The most volatile (e.g. petrol) comes off the top as vapour and is separately cooled. The division of crude oil into fractions or distillates is made more exacting by using bubble caps (see sketch). By this method hot vapours passing through the holes in the tray are forced to bubble through cooler liquid, which has already been condensed and collected on the tray. Hot vapours boil off any light hydrocarbons on the tray. There may be a series of towers refining the oil again and again, these are known as "SIDE STRIPPERS". Columns are costed with regard to their weight of steel. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. The cost includes a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In

Referencing details	(a) Number (Refinery serial no) and user i.e. No 1 Crude, 2nd stage distillation etc. (b) Overall height - including skirt. (c) Diameter - in the case of columns of varying diameters the length diameter of each different section should be given. (d) Height of skirt whether clad or bricked. (e) If lagged - the material used, its thickness and details of outer cover. (f) Operating pressure. (g) Weight of shell steel tonnes (excluding trays) (h) Weight of skirt in steel tonnes (where this is included in the shipping weight of the column it should be so indicated). (j) Weight of trays and if they are fixed. Also weight of tray supports. (k) Thickness in mm of shell and skirt. (l) Total weight in steel tonnes of stairs, ladders catwalks, etc., attached to column. (m) Details of foundation work - other than oversite concrete, including piling, mass and Reinforced Concrete work, pits, chambers other under-ground works. (n) Throughput in gallons or barrels per day or per steam day. (o) Materials used in construction particularly linings (known as cladding on the trade) *Weight calculations to be made as follows: - 1. Shell 2. Heads 3 Internal Plate work 4. Tray supports 5. Insulation rings 6. Openings 7. Nozzles 8 Welds 9. Skirt 10. Base Ring 11 Anchor Ring/Lugs 12. Lifting Davits Weights normally shown on drawings are design weights - actual weight per fabricator may differ slightly
Cost information notes	Columns are costed with regard to their weight of steel. The basic steel usually adopted is Carbon Manganese steel however care must be given to the steel Cost Information as more modern columns are often made from high quality specialised steel. This would increase the price/stone (stainless steel and cast iron costs are provided). The Tables assume standard construction plate thickness and materials. In these tables it is assumed the Skirt is metal and welded to the column. It is usually mild steel whatever type of steel forms the main body of the column. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. Although the ERC include the cost of a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In calculating the volume for Class 4 purposes the skirt should be included.
rateable element	Class 4 Table 4 - Towers and Columns subject to Class 4(d) limitation
non rateable element	Whole if Class 4(d) limitation applies i.e.: - does not exceed less than 400m3 and readily capable of being moved without substantial demolition to the surrounding structure
Adjusted Plant and Machinery	Ladders and Platforms Add to the above costs in respect of all columns Where details of ladders and platforms are known, see 215N for costs;
Number of items adjusted	Steelwork, foundations, settings, platforms, supports, staging Ladders and Platforms Add to the above costs in respect of all columns where details of ladders and platforms are known, see 215N for costs, otherwise add 4% of mild steel equivalent to the cost of each column.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical tower
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Refining
CG Code	213A12
Specific	Fractionation Towers
Descriptive	Carbon Manganese steel (excel int trays)
Tech1	4.0m diameter, 30m high
Tech2	130.0 tonnes
Unit size	one
Unit of measurement	Each
ERC	£2,516,594
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Otherwise known as a column. Crude oil is rarely useable as such and must therefore be refined. This is achieved by distillation - crude oil is heated until it is vaporised and then cooled forming liquids according to the boiling points of their constituent molecules. From Refinery storage tanks crude oil is pumped through horizontal steel tubes arranged on the inside walls and the roof of a furnace (oil is unable to ignite as no air is present in the tubes). The oil with a temperature in excess of 300°C goes from the tubes into the lower part of a tall cylindrical tower COLUMN up to 7.5m diameter x 30.48m high FRACTIONATING TOWER. The vapour floats upwards into the fractionating tower - a tower from which fractions are obtained. The tower is divided into numerous compartments by means of trays. The vapours pass through holes in the trays. The higher the room (area above a tray) the cooler the temperature. As vapours rise they are cooled and liquids are condensed. The hydrocarbon vapours with the highest boiling points cool and condense first on the bottom trays. The most volatile (e.g. petrol) comes off the top as vapour and is separately cooled. The division of crude oil into fractions or distillates is made more exacting by using bubble caps (see sketch). By this method hot vapours passing through the holes in the tray are forced to bubble through cooler liquid, which has already been condensed and collected on the tray. Hot vapours boil off any light hydrocarbons on the tray. There may be a series of towers refining the oil again and again, these are known as "SIDE STRIPPERS". Columns are costed with regard to their weight of steel. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. The cost includes a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In

Referencing details	(a) Number (Refinery serial no) and user i.e. No 1 Crude, 2nd stage distillation etc. (b) Overall height - including skirt. (c) Diameter - in the case of columns of varying diameters the length diameter of each different section should be given. (d) Height of skirt whether clad or bricked. (e) If lagged - the material used, its thickness and details of outer cover. (f) Operating pressure. (g) Weight of shell steel tonnes (excluding trays) (h) Weight of skirt in steel tonnes (where this is included in the shipping weight of the column it should be so indicated). (j) Weight of trays and if they are fixed. Also weight of tray supports. (k) Thickness in mm of shell and skirt. (l) Total weight in steel tonnes of stairs, ladders catwalks, etc., attached to column. (m) Details of foundation work - other than oversite concrete, including piling, mass and Reinforced Concrete work, pits, chambers other under-ground works. (n) Throughput in gallons or barrels per day or per steam day. (o) Materials used in construction particularly linings (known as cladding on the trade) *Weight calculations to be made as follows: - 1. Shell 2. Heads 3 Internal Plate work 4. Tray supports 5. Insulation rings 6. Openings 7. Nozzles 8 Welds 9. Skirt 10. Base Ring 11 Anchor Ring/Lugs 12. Lifting Davits Weights normally shown on drawings are design weights - actual weight per fabricator may differ slightly
Cost information notes	Columns are costed with regard to their weight of steel. The basic steel usually adopted is Carbon Manganese steel however care must be given to the steel Cost Information as more modern columns are often made from high quality specialised steel. This would increase the price/stone (stainless steel and cast iron costs are provided). The Tables assume standard construction plate thickness and materials. In these tables it is assumed the Skirt is metal and welded to the column. It is usually mild steel whatever type of steel forms the main body of the column. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. Although the ERC include the cost of a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In calculating the volume for Class 4 purposes the skirt should be included.
rateable element	Class 4 Table 4 - Towers and Columns subject to Class 4(d) limitation
non rateable element	Whole if Class 4(d) limitation applies i.e.: - does not exceed less than 400m3 and readily capable of being moved without substantial demolition to the surrounding structure
Adjusted Plant and Machinery	Ladders and Platforms Add to the above costs in respect of all columns Where details of ladders and platforms are known, see 215N for costs;
Number of items adjusted	Steelwork, foundations, settings, platforms, supports, staging Ladders and Platforms Add to the above costs in respect of all columns where details of ladders and platforms are known, see 215N for costs, otherwise add 4% of mild steel equivalent to the cost of each column.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical tower
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Refining
CG Code	213A13
Specific	Fractionation Towers
Descriptive	Carbon Manganese steel (excel int trays)
Tech1	4.5m diameter, 30m high
Tech2	145.5 tonnes
Unit size	one
Unit of measurement	Each
ERC	£2,584,990
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Otherwise known as a column. Crude oil is rarely useable as such and must therefore be refined. This is achieved by distillation - crude oil is heated until it is vaporised and then cooled forming liquids according to the boiling points of their constituent molecules. From Refinery storage tanks crude oil is pumped through horizontal steel tubes arranged on the inside walls and the roof of a furnace (oil is unable to ignite as no air is present in the tubes). The oil with a temperature in excess of 300°C goes from the tubes into the lower part of a tall cylindrical tower COLUMN up to 7.5m diameter x 30.48m high FRACTIONATING TOWER. The vapour floats upwards into the fractionating tower - a tower from which fractions are obtained. The tower is divided into numerous compartments by means of trays. The vapours pass through holes in the trays. The higher the room (area above a tray) the cooler the temperature. As vapours rise they are cooled and liquids are condensed. The hydrocarbon vapours with the highest boiling points cool and condense first on the bottom trays. The most volatile (e.g. petrol) comes off the top as vapour and is separately cooled. The division of crude oil into fractions or distillates is made more exacting by using bubble caps (see sketch). By this method hot vapours passing through the holes in the tray are forced to bubble through cooler liquid, which has already been condensed and collected on the tray. Hot vapours boil off any light hydrocarbons on the tray. There may be a series of towers refining the oil again and again, these are known as "SIDE STRIPPERS". Columns are costed with regard to their weight of steel. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. The cost includes a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In

Referencing details	(a) Number (Refinery serial no) and user i.e. No 1 Crude, 2nd stage distillation etc. (b) Overall height - including skirt. (c) Diameter - in the case of columns of varying diameters the length diameter of each different section should be given. (d) Height of skirt whether clad or bricked. (e) If lagged - the material used, its thickness and details of outer cover. (f) Operating pressure. (g) Weight of shell steel tonnes (excluding trays) (h) Weight of skirt in steel tonnes (where this is included in the shipping weight of the column it should be so indicated). (j) Weight of trays and if they are fixed. Also weight of tray supports. (k) Thickness in mm of shell and skirt. (l) Total weight in steel tonnes of stairs, ladders catwalks, etc., attached to column. (m) Details of foundation work - other than oversite concrete, including piling, mass and Reinforced Concrete work, pits, chambers other under-ground works. (n) Throughput in gallons or barrels per day or per steam day. (o) Materials used in construction particularly linings (known as cladding on the trade) *Weight calculations to be made as follows: - 1. Shell 2. Heads 3 Internal Plate work 4. Tray supports 5. Insulation rings 6. Openings 7. Nozzles 8 Welds 9. Skirt 10. Base Ring 11 Anchor Ring/Lugs 12. Lifting Davits Weights normally shown on drawings are design weights - actual weight per fabricator may differ slightly
Cost information notes	Columns are costed with regard to their weight of steel. The basic steel usually adopted is Carbon Manganese steel however care must be given to the steel Cost Information as more modern columns are often made from high quality specialised steel. This would increase the price/stone (stainless steel and cast iron costs are provided). The Tables assume standard construction plate thickness and materials. In these tables it is assumed the Skirt is metal and welded to the column. It is usually mild steel whatever type of steel forms the main body of the column. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. Although the ERC include the cost of a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In calculating the volume for Class 4 purposes the skirt should be included.
rateable element	Class 4 Table 4 - Towers and Columns subject to Class 4(d) limitation
non rateable element	Whole if Class 4(d) limitation applies i.e.: - does not exceed less than 400m3 and readily capable of being moved without substantial demolition to the surrounding structure
Adjusted Plant and Machinery	Ladders and Platforms Add to the above costs in respect of all columns Where details of ladders and platforms are known, see 215N for costs;
Number of items adjusted	Steelwork, foundations, settings, platforms, supports, staging Ladders and Platforms Add to the above costs in respect of all columns where details of ladders and platforms are known, see 215N for costs, otherwise add 4% of mild steel equivalent to the cost of each column.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical tower
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Refining
CG Code	213A14
Specific	Fractionation Towers
Descriptive	Carbon Manganese steel (excel int trays)
Tech1	5.0m diameter, 30m high
Tech2	154.0 tonnes
Unit size	one
Unit of measurement	Each
ERC	£2,665,075
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Otherwise known as a column. Crude oil is rarely useable as such and must therefore be refined. This is achieved by distillation - crude oil is heated until it is vaporised and then cooled forming liquids according to the boiling points of their constituent molecules. From Refinery storage tanks crude oil is pumped through horizontal steel tubes arranged on the inside walls and the roof of a furnace (oil is unable to ignite as no air is present in the tubes). The oil with a temperature in excess of 300°C goes from the tubes into the lower part of a tall cylindrical tower COLUMN up to 7.5m diameter x 30.48m high FRACTIONATING TOWER. The vapour floats upwards into the fractionating tower - a tower from which fractions are obtained. The tower is divided into numerous compartments by means of trays. The vapours pass through holes in the trays. The higher the room (area above a tray) the cooler the temperature. As vapours rise they are cooled and liquids are condensed. The hydrocarbon vapours with the highest boiling points cool and condense first on the bottom trays. The most volatile (e.g. petrol) comes off the top as vapour and is separately cooled. The division of crude oil into fractions or distillates is made more exacting by using bubble caps (see sketch). By this method hot vapours passing through the holes in the tray are forced to bubble through cooler liquid, which has already been condensed and collected on the tray. Hot vapours boil off any light hydrocarbons on the tray. There may be a series of towers refining the oil again and again, these are known as "SIDE STRIPPERS". Columns are costed with regard to their weight of steel. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. The cost includes a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In

Referencing details	(a) Number (Refinery serial no) and user i.e. No 1 Crude, 2nd stage distillation etc. (b) Overall height - including skirt. (c) Diameter - in the case of columns of varying diameters the length diameter of each different section should be given. (d) Height of skirt whether clad or bricked. (e) If lagged - the material used, its thickness and details of outer cover. (f) Operating pressure. (g) Weight of shell steel tonnes (excluding trays) (h) Weight of skirt in steel tonnes (where this is included in the shipping weight of the column it should be so indicated). (j) Weight of trays and if they are fixed. Also weight of tray supports. (k) Thickness in mm of shell and skirt. (l) Total weight in steel tonnes of stairs, ladders catwalks, etc., attached to column. (m) Details of foundation work - other than oversite concrete, including piling, mass and Reinforced Concrete work, pits, chambers other under-ground works. (n) Throughput in gallons or barrels per day or per steam day. (o) Materials used in construction particularly linings (known as cladding on the trade) *Weight calculations to be made as follows: - 1. Shell 2. Heads 3 Internal Plate work 4. Tray supports 5. Insulation rings 6. Openings 7. Nozzles 8 Welds 9. Skirt 10. Base Ring 11 Anchor Ring/Lugs 12. Lifting Davits Weights normally shown on drawings are design weights - actual weight per fabricator may differ slightly
Cost information notes	Columns are costed with regard to their weight of steel. The basic steel usually adopted is Carbon Manganese steel however care must be given to the steel Cost Information as more modern columns are often made from high quality specialised steel. This would increase the price/stone (stainless steel and cast iron costs are provided). The Tables assume standard construction plate thickness and materials. In these tables it is assumed the Skirt is metal and welded to the column. It is usually mild steel whatever type of steel forms the main body of the column. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. Although the ERC include the cost of a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In calculating the volume for Class 4 purposes the skirt should be included.
rateable element	Class 4 Table 4 - Towers and Columns subject to Class 4(d) limitation
non rateable element	Whole if Class 4(d) limitation applies i.e.: - does not exceed less than 400m3 and readily capable of being moved without substantial demolition to the surrounding structure
Adjusted Plant and Machinery	Ladders and Platforms Add to the above costs in respect of all columns Where details of ladders and platforms are known, see 215N for costs;
Number of items adjusted	Steelwork, foundations, settings, platforms, supports, staging Ladders and Platforms Add to the above costs in respect of all columns where details of ladders and platforms are known, see 215N for costs, otherwise add 4% of mild steel equivalent to the cost of each column.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical tower
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Refining
CG Code	213A15
Specific	Fractionation Towers
Descriptive	Carbon Manganese steel (excel int trays)
Tech1	5.75m diameter, 30m high
Tech2	173.0 tonnes
Unit size	one
Unit of measurement	Each
ERC	£2,836,498
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Otherwise known as a column. Crude oil is rarely useable as such and must therefore be refined. This is achieved by distillation - crude oil is heated until it is vaporised and then cooled forming liquids according to the boiling points of their constituent molecules. From Refinery storage tanks crude oil is pumped through horizontal steel tubes arranged on the inside walls and the roof of a furnace (oil is unable to ignite as no air is present in the tubes). The oil with a temperature in excess of 300°C goes from the tubes into the lower part of a tall cylindrical tower COLUMN up to 7.5m diameter x 30.48m high FRACTIONATING TOWER. The vapour floats upwards into the fractionating tower - a tower from which fractions are obtained. The tower is divided into numerous compartments by means of trays. The vapours pass through holes in the trays. The higher the room (area above a tray) the cooler the temperature. As vapours rise they are cooled and liquids are condensed. The hydrocarbon vapours with the highest boiling points cool and condense first on the bottom trays. The most volatile (e.g. petrol) comes off the top as vapour and is separately cooled. The division of crude oil into fractions or distillates is made more exacting by using bubble caps (see sketch). By this method hot vapours passing through the holes in the tray are forced to bubble through cooler liquid, which has already been condensed and collected on the tray. Hot vapours boil off any light hydrocarbons on the tray. There may be a series of towers refining the oil again and again, these are known as "SIDE STRIPPERS". Columns are costed with regard to their weight of steel. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. The cost includes a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In

Referencing details	(a) Number (Refinery serial no) and user i.e. No 1 Crude, 2nd stage distillation etc. (b) Overall height - including skirt. (c) Diameter - in the case of columns of varying diameters the length diameter of each different section should be given. (d) Height of skirt whether clad or bricked. (e) If lagged - the material used, its thickness and details of outer cover. (f) Operating pressure. (g) Weight of shell steel tonnes (excluding trays) (h) Weight of skirt in steel tonnes (where this is included in the shipping weight of the column it should be so indicated). (j) Weight of trays and if they are fixed. Also weight of tray supports. (k) Thickness in mm of shell and skirt. (l) Total weight in steel tonnes of stairs, ladders catwalks, etc., attached to column. (m) Details of foundation work - other than oversite concrete, including piling, mass and Reinforced Concrete work, pits, chambers other under-ground works. (n) Throughput in gallons or barrels per day or per steam day. (o) Materials used in construction particularly linings (known as cladding on the trade) *Weight calculations to be made as follows: - 1. Shell 2. Heads 3 Internal Plate work 4. Tray supports 5. Insulation rings 6. Openings 7. Nozzles 8 Welds 9. Skirt 10. Base Ring 11 Anchor Ring/Lugs 12. Lifting Davits Weights normally shown on drawings are design weights - actual weight per fabricator may differ slightly
Cost information notes	Columns are costed with regard to their weight of steel. The basic steel usually adopted is Carbon Manganese steel however care must be given to the steel Cost Information as more modern columns are often made from high quality specialised steel. This would increase the price/stone (stainless steel and cast iron costs are provided). The Tables assume standard construction plate thickness and materials. In these tables it is assumed the Skirt is metal and welded to the column. It is usually mild steel whatever type of steel forms the main body of the column. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. Although the ERC include the cost of a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In calculating the volume for Class 4 purposes the skirt should be included.
rateable element	Class 4 Table 4 - Towers and Columns subject to Class 4(d) limitation
non rateable element	Whole if Class 4(d) limitation applies i.e.: - does not exceed less than 400m3 and readily capable of being moved without substantial demolition to the surrounding structure
Adjusted Plant and Machinery	Ladders and Platforms Add to the above costs in respect of all columns Where details of ladders and platforms are known, see 215N for costs;
Number of items adjusted	Steelwork, foundations, settings, platforms, supports, staging Ladders and Platforms Add to the above costs in respect of all columns where details of ladders and platforms are known, see 215N for costs, otherwise add 4% of mild steel equivalent to the cost of each column.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical tower
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Refining
CG Code	213A16
Specific	Fractionation Towers
Descriptive	Carbon Manganese steel (excel int trays)
Tech1	6.0m diameter, 30m high
Tech2	185.0 tonnes
Unit size	one
Unit of measurement	Each
ERC	£2,949,048
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Otherwise known as a column. Crude oil is rarely useable as such and must therefore be refined. This is achieved by distillation - crude oil is heated until it is vaporised and then cooled forming liquids according to the boiling points of their constituent molecules. From Refinery storage tanks crude oil is pumped through horizontal steel tubes arranged on the inside walls and the roof of a furnace (oil is unable to ignite as no air is present in the tubes). The oil with a temperature in excess of 300°C goes from the tubes into the lower part of a tall cylindrical tower COLUMN up to 7.5m diameter x 30.48m high FRACTIONATING TOWER. The vapour floats upwards into the fractionating tower - a tower from which fractions are obtained. The tower is divided into numerous compartments by means of trays. The vapours pass through holes in the trays. The higher the room (area above a tray) the cooler the temperature. As vapours rise they are cooled and liquids are condensed. The hydrocarbon vapours with the highest boiling points cool and condense first on the bottom trays. The most volatile (e.g. petrol) comes off the top as vapour and is separately cooled. The division of crude oil into fractions or distillates is made more exacting by using bubble caps (see sketch). By this method hot vapours passing through the holes in the tray are forced to bubble through cooler liquid, which has already been condensed and collected on the tray. Hot vapours boil off any light hydrocarbons on the tray. There may be a series of towers refining the oil again and again, these are known as "SIDE STRIPPERS". Columns are costed with regard to their weight of steel. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. The cost includes a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In

Referencing details	(a) Number (Refinery serial no) and user i.e. No 1 Crude, 2nd stage distillation etc. (b) Overall height - including skirt. (c) Diameter - in the case of columns of varying diameters the length diameter of each different section should be given. (d) Height of skirt whether clad or bricked. (e) If lagged - the material used, its thickness and details of outer cover. (f) Operating pressure. (g) Weight of shell steel tonnes (excluding trays) (h) Weight of skirt in steel tonnes (where this is included in the shipping weight of the column it should be so indicated). (j) Weight of trays and if they are fixed. Also weight of tray supports. (k) Thickness in mm of shell and skirt. (l) Total weight in steel tonnes of stairs, ladders catwalks, etc., attached to column. (m) Details of foundation work - other than oversite concrete, including piling, mass and Reinforced Concrete work, pits, chambers other under-ground works. (n) Throughput in gallons or barrels per day or per steam day. (o) Materials used in construction particularly linings (known as cladding on the trade) *Weight calculations to be made as follows: - 1. Shell 2. Heads 3 Internal Plate work 4. Tray supports 5. Insulation rings 6. Openings 7. Nozzles 8 Welds 9. Skirt 10. Base Ring 11 Anchor Ring/Lugs 12. Lifting Davits Weights normally shown on drawings are design weights - actual weight per fabricator may differ slightly
Cost information notes	Columns are costed with regard to their weight of steel. The basic steel usually adopted is Carbon Manganese steel however care must be given to the steel Cost Information as more modern columns are often made from high quality specialised steel. This would increase the price/stone (stainless steel and cast iron costs are provided). The Tables assume standard construction plate thickness and materials. In these tables it is assumed the Skirt is metal and welded to the column. It is usually mild steel whatever type of steel forms the main body of the column. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. Although the ERC include the cost of a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In calculating the volume for Class 4 purposes the skirt should be included.
rateable element	Class 4 Table 4 - Towers and Columns subject to Class 4(d) limitation
non rateable element	Whole if Class 4(d) limitation applies i.e.: - does not exceed less than 400m3 and readily capable of being moved without substantial demolition to the surrounding structure
Adjusted Plant and Machinery	Ladders and Platforms Add to the above costs in respect of all columns Where details of ladders and platforms are known, see 215N for costs;
Number of items adjusted	Steelwork, foundations, settings, platforms, supports, staging Ladders and Platforms Add to the above costs in respect of all columns where details of ladders and platforms are known, see 215N for costs, otherwise add 4% of mild steel equivalent to the cost of each column.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical tower
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Refining
CG Code	213A17
Specific	Fractionation Towers
Descriptive	Carbon Manganese steel (excel int trays)
Tech1	7.0m diameter, 30m high
Tech2	250.0 tonnes
Unit size	one
Unit of measurement	Each
ERC	£3,872,182
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Otherwise known as a column. Crude oil is rarely useable as such and must therefore be refined. This is achieved by distillation - crude oil is heated until it is vaporised and then cooled forming liquids according to the boiling points of their constituent molecules. From Refinery storage tanks crude oil is pumped through horizontal steel tubes arranged on the inside walls and the roof of a furnace (oil is unable to ignite as no air is present in the tubes). The oil with a temperature in excess of 300°C goes from the tubes into the lower part of a tall cylindrical tower COLUMN up to 7.5m diameter x 30.48m high FRACTIONATING TOWER. The vapour floats upwards into the fractionating tower - a tower from which fractions are obtained. The tower is divided into numerous compartments by means of trays. The vapours pass through holes in the trays. The higher the room (area above a tray) the cooler the temperature. As vapours rise they are cooled and liquids are condensed. The hydrocarbon vapours with the highest boiling points cool and condense first on the bottom trays. The most volatile (e.g. petrol) comes off the top as vapour and is separately cooled. The division of crude oil into fractions or distillates is made more exacting by using bubble caps (see sketch). By this method hot vapours passing through the holes in the tray are forced to bubble through cooler liquid, which has already been condensed and collected on the tray. Hot vapours boil off any light hydrocarbons on the tray. There may be a series of towers refining the oil again and again, these are known as "SIDE STRIPPERS". Columns are costed with regard to their weight of steel. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. The cost includes a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In

Referencing details	(a) Number (Refinery serial no) and user i.e. No 1 Crude, 2nd stage distillation etc. (b) Overall height - including skirt. (c) Diameter - in the case of columns of varying diameters the length diameter of each different section should be given. (d) Height of skirt whether clad or bricked. (e) If lagged - the material used, its thickness and details of outer cover. (f) Operating pressure. (g) Weight of shell steel tonnes (excluding trays) (h) Weight of skirt in steel tonnes (where this is included in the shipping weight of the column it should be so indicated). (j) Weight of trays and if they are fixed. Also weight of tray supports. (k) Thickness in mm of shell and skirt. (l) Total weight in steel tonnes of stairs, ladders catwalks, etc., attached to column. (m) Details of foundation work - other than oversite concrete, including piling, mass and Reinforced Concrete work, pits, chambers other under-ground works. (n) Throughput in gallons or barrels per day or per steam day. (o) Materials used in construction particularly linings (known as cladding on the trade) *Weight calculations to be made as follows: - 1. Shell 2. Heads 3 Internal Plate work 4. Tray supports 5. Insulation rings 6. Openings 7. Nozzles 8 Welds 9. Skirt 10. Base Ring 11 Anchor Ring/Lugs 12. Lifting Davits Weights normally shown on drawings are design weights - actual weight per fabricator may differ slightly
Cost information notes	Columns are costed with regard to their weight of steel. The basic steel usually adopted is Carbon Manganese steel however care must be given to the steel Cost Information as more modern columns are often made from high quality specialised steel. This would increase the price/stone (stainless steel and cast iron costs are provided). The Tables assume standard construction plate thickness and materials. In these tables it is assumed the Skirt is metal and welded to the column. It is usually mild steel whatever type of steel forms the main body of the column. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. Although the ERC include the cost of a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In calculating the volume for Class 4 purposes the skirt should be included.
rateable element	Class 4 Table 4 - Towers and Columns subject to Class 4(d) limitation
non rateable element	Whole if Class 4(d) limitation applies i.e.: - does not exceed less than 400m3 and readily capable of being moved without substantial demolition to the surrounding structure
Adjusted Plant and Machinery	Ladders and Platforms Add to the above costs in respect of all columns Where details of ladders and platforms are known, see 215N for costs;
Number of items adjusted	Steelwork, foundations, settings, platforms, supports, staging Ladders and Platforms Add to the above costs in respect of all columns where details of ladders and platforms are known, see 215N for costs, otherwise add 4% of mild steel equivalent to the cost of each column.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical tower
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Refining
CG Code	213A18
Specific	Fractionation Towers
Descriptive	Carbon Manganese steel (excel int trays)
Tech1	7.5m diameter, 30m high
Tech2	300.0 tonnes
Unit size	one
Unit of measurement	Each
ERC	£4,099,449
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Otherwise known as a column. Crude oil is rarely useable as such and must therefore be refined. This is achieved by distillation - crude oil is heated until it is vaporised and then cooled forming liquids according to the boiling points of their constituent molecules. From Refinery storage tanks crude oil is pumped through horizontal steel tubes arranged on the inside walls and the roof of a furnace (oil is unable to ignite as no air is present in the tubes). The oil with a temperature in excess of 300°C goes from the tubes into the lower part of a tall cylindrical tower COLUMN up to 7.5m diameter x 30.48m high FRACTIONATING TOWER. The vapour floats upwards into the fractionating tower - a tower from which fractions are obtained. The tower is divided into numerous compartments by means of trays. The vapours pass through holes in the trays. The higher the room (area above a tray) the cooler the temperature. As vapours rise they are cooled and liquids are condensed. The hydrocarbon vapours with the highest boiling points cool and condense first on the bottom trays. The most volatile (e.g. petrol) comes off the top as vapour and is separately cooled. The division of crude oil into fractions or distillates is made more exacting by using bubble caps (see sketch). By this method hot vapours passing through the holes in the tray are forced to bubble through cooler liquid, which has already been condensed and collected on the tray. Hot vapours boil off any light hydrocarbons on the tray. There may be a series of towers refining the oil again and again, these are known as "SIDE STRIPPERS". Columns are costed with regard to their weight of steel. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. The cost includes a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In

Referencing details	(a) Number (Refinery serial no) and user i.e. No 1 Crude, 2nd stage distillation etc. (b) Overall height - including skirt. (c) Diameter - in the case of columns of varying diameters the length diameter of each different section should be given. (d) Height of skirt whether clad or bricked. (e) If lagged - the material used, its thickness and details of outer cover. (f) Operating pressure. (g) Weight of shell steel tonnes (excluding trays) (h) Weight of skirt in steel tonnes (where this is included in the shipping weight of the column it should be so indicated). (j) Weight of trays and if they are fixed. Also weight of tray supports. (k) Thickness in mm of shell and skirt. (l) Total weight in steel tonnes of stairs, ladders catwalks, etc., attached to column. (m) Details of foundation work - other than oversite concrete, including piling, mass and Reinforced Concrete work, pits, chambers other under-ground works. (n) Throughput in gallons or barrels per day or per steam day. (o) Materials used in construction particularly linings (known as cladding on the trade) *Weight calculations to be made as follows: - 1. Shell 2. Heads 3 Internal Plate work 4. Tray supports 5. Insulation rings 6. Openings 7. Nozzles 8 Welds 9. Skirt 10. Base Ring 11 Anchor Ring/Lugs 12. Lifting Davits Weights normally shown on drawings are design weights - actual weight per fabricator may differ slightly
Cost information notes	Columns are costed with regard to their weight of steel. The basic steel usually adopted is Carbon Manganese steel however care must be given to the steel Cost Information as more modern columns are often made from high quality specialised steel. This would increase the price/stone (stainless steel and cast iron costs are provided). The Tables assume standard construction plate thickness and materials. In these tables it is assumed the Skirt is metal and welded to the column. It is usually mild steel whatever type of steel forms the main body of the column. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. Although the ERC include the cost of a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In calculating the volume for Class 4 purposes the skirt should be included.
rateable element	Class 4 Table 4 - Towers and Columns subject to Class 4(d) limitation
non rateable element	Whole if Class 4(d) limitation applies i.e.: - does not exceed less than 400m3 and readily capable of being moved without substantial demolition to the surrounding structure
Adjusted Plant and Machinery	Ladders and Platforms Add to the above costs in respect of all columns Where details of ladders and platforms are known, see 215N for costs;
Number of items adjusted	Steelwork, foundations, settings, platforms, supports, staging Ladders and Platforms Add to the above costs in respect of all columns where details of ladders and platforms are known, see 215N for costs, otherwise add 4% of mild steel equivalent to the cost of each column.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical tower
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Refining
CG Code	213A19
Specific	Fractionation Towers
Descriptive	Stainless steel (excel int trays)
Tech1	3.0m diameter, 30m high
Tech2	114.0 tonnes
Unit size	one
Unit of measurement	Each
ERC	£4,959,164
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Otherwise known as a column. Crude oil is rarely useable as such and must therefore be refined. This is achieved by distillation - crude oil is heated until it is vaporised and then cooled forming liquids according to the boiling points of their constituent molecules. From Refinery storage tanks crude oil is pumped through horizontal steel tubes arranged on the inside walls and the roof of a furnace (oil is unable to ignite as no air is present in the tubes). The oil with a temperature in excess of 300°C goes from the tubes into the lower part of a tall cylindrical tower COLUMN up to 7.5m diameter x 30.48m high FRACTIONATING TOWER. The vapour floats upwards into the fractionating tower - a tower from which fractions are obtained. The tower is divided into numerous compartments by means of trays. The vapours pass through holes in the trays. The higher the room (area above a tray) the cooler the temperature. As vapours rise they are cooled and liquids are condensed. The hydrocarbon vapours with the highest boiling points cool and condense first on the bottom trays. The most volatile (e.g. petrol) comes off the top as vapour and is separately cooled. The division of crude oil into fractions or distillates is made more exacting by using bubble caps (see sketch). By this method hot vapours passing through the holes in the tray are forced to bubble through cooler liquid, which has already been condensed and collected on the tray. Hot vapours boil off any light hydrocarbons on the tray. There may be a series of towers refining the oil again and again, these are known as "SIDE STRIPPERS". Columns are costed with regard to their weight of steel. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. The cost includes a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In
Referencing details	1. Shell 2. Heads 3 Internal Plate work 4. Tray supports 5. Insulation rings 6. Openings 7. Nozzles 8 Welds 9. Skirt 10. Base Ring 11 Anchor Ring/Lugs 12. Lifting Davits Weights normally shown on drawings are design weights - actual weight per fabricator may differ slightly.

Cost information notes	Columns are costed with regard to their weight of steel. The basic steel usually adopted is Carbon Manganese steel however care must be given to the steel Cost Information as more modern columns are often made from high quality specialised steel. This would increase the price/stone (stainless steel and cast iron costs are provided). The Tables assume standard construction plate thickness and materials. In these tables it is assumed the Skirt is metal and welded to the column. It is usually mild steel whatever type of steel forms the main body of the column. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. Although the ERC include the cost of a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In calculating the volume for Class 4 purposes the skirt should be included.
rateable element	Class 4 Table 4 - Towers and Columns subject to Class 4(d) limitation
non rateable element	Whole if Class 4(d) limitation applies i.e.: - does not exceed less than 400m3 and readily capable of being moved without substantial demolition to the surrounding structure
Adjusted Plant and Machinery	-
Number of items adjusted	Steelwork, foundations, settings, platforms, supports, staging Ladders and Platforms Add to the above costs in respect of all columns where details of ladders and platforms are known, see 215N for costs, otherwise add 4% of mild steel equivalent to the cost of each column.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical tower
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Refining
CG Code	213A20
Specific	Fractionation Towers
Descriptive	Stainless steel (excel int trays)
Tech1	3.5m diameter, 30m high
Tech2	124.55 tonnes
Unit size	one
Unit of measurement	Each
ERC	£5,190,758
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Otherwise known as a column. Crude oil is rarely useable as such and must therefore be refined. This is achieved by distillation - crude oil is heated until it is vaporised and then cooled forming liquids according to the boiling points of their constituent molecules. From Refinery storage tanks crude oil is pumped through horizontal steel tubes arranged on the inside walls and the roof of a furnace (oil is unable to ignite as no air is present in the tubes). The oil with a temperature in excess of 300°C goes from the tubes into the lower part of a tall cylindrical tower COLUMN up to 7.5m diameter x 30.48m high FRACTIONATING TOWER. The vapour floats upwards into the fractionating tower - a tower from which fractions are obtained. The tower is divided into numerous compartments by means of trays. The vapours pass through holes in the trays. The higher the room (area above a tray) the cooler the temperature. As vapours rise they are cooled and liquids are condensed. The hydrocarbon vapours with the highest boiling points cool and condense first on the bottom trays. The most volatile (e.g. petrol) comes off the top as vapour and is separately cooled. The division of crude oil into fractions or distillates is made more exacting by using bubble caps (see sketch). By this method hot vapours passing through the holes in the tray are forced to bubble through cooler liquid, which has already been condensed and collected on the tray. Hot vapours boil off any light hydrocarbons on the tray. There may be a series of towers refining the oil again and again, these are known as "SIDE STRIPPERS". Columns are costed with regard to their weight of steel. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. The cost includes a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In
Referencing details	1. Shell 2. Heads 3 Internal Plate work 4. Tray supports 5. Insulation rings 6. Openings 7. Nozzles 8 Welds 9. Skirt 10. Base Ring 11 Anchor Ring/Lugs 12. Lifting Davits Weights normally shown on drawings are design weights - actual weight per fabricator may differ slightly.

Cost information notes	Columns are costed with regard to their weight of steel. The basic steel usually adopted is Carbon Manganese steel however care must be given to the steel Cost Information as more modern columns are often made from high quality specialised steel. This would increase the price/stone (stainless steel and cast iron costs are provided). The Tables assume standard construction plate thickness and materials. In these tables it is assumed the Skirt is metal and welded to the column. It is usually mild steel whatever type of steel forms the main body of the column. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. Although the ERC include the cost of a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In calculating the volume for Class 4 purposes the skirt should be included.
rateable element	Class 4 Table 4 - Towers and Columns subject to Class 4(d) limitation
non rateable element	Whole if Class 4(d) limitation applies i.e.: - does not exceed less than 400m3 and readily capable of being moved without substantial demolition to the surrounding structure
Adjusted Plant and Machinery	-
Number of items adjusted	Steelwork, foundations, settings, platforms, supports, staging Ladders and Platforms Add to the above costs in respect of all columns where details of ladders and platforms are known, see 215N for costs, otherwise add 4% of mild steel equivalent to the cost of each column.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical tower
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Refining
CG Code	213A21
Specific	Fractionation Towers
Descriptive	Stainless steel (excel int trays)
Tech1	4.0m diameter, 30m high
Tech2	138 tonnes
Unit size	one
Unit of measurement	Each
ERC	£5,505,251
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Otherwise known as a column. Crude oil is rarely useable as such and must therefore be refined. This is achieved by distillation - crude oil is heated until it is vaporised and then cooled forming liquids according to the boiling points of their constituent molecules. From Refinery storage tanks crude oil is pumped through horizontal steel tubes arranged on the inside walls and the roof of a furnace (oil is unable to ignite as no air is present in the tubes). The oil with a temperature in excess of 300°C goes from the tubes into the lower part of a tall cylindrical tower COLUMN up to 7.5m diameter x 30.48m high FRACTIONATING TOWER. The vapour floats upwards into the fractionating tower - a tower from which fractions are obtained. The tower is divided into numerous compartments by means of trays. The vapours pass through holes in the trays. The higher the room (area above a tray) the cooler the temperature. As vapours rise they are cooled and liquids are condensed. The hydrocarbon vapours with the highest boiling points cool and condense first on the bottom trays. The most volatile (e.g. petrol) comes off the top as vapour and is separately cooled. The division of crude oil into fractions or distillates is made more exacting by using bubble caps (see sketch). By this method hot vapours passing through the holes in the tray are forced to bubble through cooler liquid, which has already been condensed and collected on the tray. Hot vapours boil off any light hydrocarbons on the tray. There may be a series of towers refining the oil again and again, these are known as "SIDE STRIPPERS". Columns are costed with regard to their weight of steel. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. The cost includes a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In
Referencing details	1. Shell 2. Heads 3 Internal Plate work 4. Tray supports 5. Insulation rings 6. Openings 7. Nozzles 8 Welds 9. Skirt 10. Base Ring 11 Anchor Ring/Lugs 12. Lifting Davits Weights normally shown on drawings are design weights - actual weight per fabricator may differ slightly.

Cost information notes	Columns are costed with regard to their weight of steel. The basic steel usually adopted is Carbon Manganese steel however care must be given to the steel Cost Information as more modern columns are often made from high quality specialised steel. This would increase the price/stone (stainless steel and cast iron costs are provided). The Tables assume standard construction plate thickness and materials. In these tables it is assumed the Skirt is metal and welded to the column. It is usually mild steel whatever type of steel forms the main body of the column. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. Although the ERC include the cost of a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In calculating the volume for Class 4 purposes the skirt should be included.
rateable element	Class 4 Table 4 - Towers and Columns subject to Class 4(d) limitation
non rateable element	Whole if Class 4(d) limitation applies i.e.: - does not exceed less than 400m3 and readily capable of being moved without substantial demolition to the surrounding structure
Adjusted Plant and Machinery	-
Number of items adjusted	Steelwork, foundations, settings, platforms, supports, staging Ladders and Platforms Add to the above costs in respect of all columns where details of ladders and platforms are known, see 215N for costs, otherwise add 4% of mild steel equivalent to the cost of each column.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical tower
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Refining
CG Code	213A22
Specific	Fractionation Towers
Descriptive	Stainless steel (excel int trays)
Tech1	4.5m diameter, 30m high
Tech2	154.7 tonnes
Unit size	one
Unit of measurement	Each
ERC	£5,529,061
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Otherwise known as a column. Crude oil is rarely useable as such and must therefore be refined. This is achieved by distillation - crude oil is heated until it is vaporised and then cooled forming liquids according to the boiling points of their constituent molecules. From Refinery storage tanks crude oil is pumped through horizontal steel tubes arranged on the inside walls and the roof of a furnace (oil is unable to ignite as no air is present in the tubes). The oil with a temperature in excess of 300°C goes from the tubes into the lower part of a tall cylindrical tower COLUMN up to 7.5m diameter x 30.48m high FRACTIONATING TOWER. The vapour floats upwards into the fractionating tower - a tower from which fractions are obtained. The tower is divided into numerous compartments by means of trays. The vapours pass through holes in the trays. The higher the room (area above a tray) the cooler the temperature. As vapours rise they are cooled and liquids are condensed. The hydrocarbon vapours with the highest boiling points cool and condense first on the bottom trays. The most volatile (e.g. petrol) comes off the top as vapour and is separately cooled. The division of crude oil into fractions or distillates is made more exacting by using bubble caps (see sketch). By this method hot vapours passing through the holes in the tray are forced to bubble through cooler liquid, which has already been condensed and collected on the tray. Hot vapours boil off any light hydrocarbons on the tray. There may be a series of towers refining the oil again and again, these are known as "SIDE STRIPPERS". Columns are costed with regard to their weight of steel. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. The cost includes a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In
Referencing details	1. Shell 2. Heads 3 Internal Plate work 4. Tray supports 5. Insulation rings 6. Openings 7. Nozzles 8 Welds 9. Skirt 10. Base Ring 11 Anchor Ring/Lugs 12. Lifting Davits Weights normally shown on drawings are design weights - actual weight per fabricator may differ slightly.

Cost information notes	Columns are costed with regard to their weight of steel. The basic steel usually adopted is Carbon Manganese steel however care must be given to the steel Cost Information as more modern columns are often made from high quality specialised steel. This would increase the price/stone (stainless steel and cast iron costs are provided). The Tables assume standard construction plate thickness and materials. In these tables it is assumed the Skirt is metal and welded to the column. It is usually mild steel whatever type of steel forms the main body of the column. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. Although the ERC include the cost of a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In calculating the volume for Class 4 purposes the skirt should be included.
rateable element	Class 4 Table 4 - Towers and Columns subject to Class 4(d) limitation
non rateable element	Whole if Class 4(d) limitation applies i.e.: - does not exceed less than 400m3 and readily capable of being moved without substantial demolition to the surrounding structure
Adjusted Plant and Machinery	-
Number of items adjusted	Steelwork, foundations, settings, platforms, supports, staging Ladders and Platforms Add to the above costs in respect of all columns where details of ladders and platforms are known, see 215N for costs, otherwise add 4% of mild steel equivalent to the cost of each column.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical tower
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Refining
CG Code	213A23
Specific	Fractionation Towers
Descriptive	Stainless steel (excel int trays)
Tech1	5.0m diameter, 30m high
Tech2	164.2 tonnes
Unit size	one
Unit of measurement	Each
ERC	£5,596,158
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Otherwise known as a column. Crude oil is rarely useable as such and must therefore be refined. This is achieved by distillation - crude oil is heated until it is vaporised and then cooled forming liquids according to the boiling points of their constituent molecules. From Refinery storage tanks crude oil is pumped through horizontal steel tubes arranged on the inside walls and the roof of a furnace (oil is unable to ignite as no air is present in the tubes). The oil with a temperature in excess of 300°C goes from the tubes into the lower part of a tall cylindrical tower COLUMN up to 7.5m diameter x 30.48m high FRACTIONATING TOWER. The vapour floats upwards into the fractionating tower - a tower from which fractions are obtained. The tower is divided into numerous compartments by means of trays. The vapours pass through holes in the trays. The higher the room (area above a tray) the cooler the temperature. As vapours rise they are cooled and liquids are condensed. The hydrocarbon vapours with the highest boiling points cool and condense first on the bottom trays. The most volatile (e.g. petrol) comes off the top as vapour and is separately cooled. The division of crude oil into fractions or distillates is made more exacting by using bubble caps (see sketch). By this method hot vapours passing through the holes in the tray are forced to bubble through cooler liquid, which has already been condensed and collected on the tray. Hot vapours boil off any light hydrocarbons on the tray. There may be a series of towers refining the oil again and again, these are known as "SIDE STRIPPERS". Columns are costed with regard to their weight of steel. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. The cost includes a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In
Referencing details	1. Shell 2. Heads 3 Internal Plate work 4. Tray supports 5. Insulation rings 6. Openings 7. Nozzles 8 Welds 9. Skirt 10. Base Ring 11 Anchor Ring/Lugs 12. Lifting Davits Weights normally shown on drawings are design weights - actual weight per fabricator may differ slightly.

Cost information notes	Columns are costed with regard to their weight of steel. The basic steel usually adopted is Carbon Manganese steel however care must be given to the steel Cost Information as more modern columns are often made from high quality specialised steel. This would increase the price/stone (stainless steel and cast iron costs are provided). The Tables assume standard construction plate thickness and materials. In these tables it is assumed the Skirt is metal and welded to the column. It is usually mild steel whatever type of steel forms the main body of the column. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. Although the ERC include the cost of a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In calculating the volume for Class 4 purposes the skirt should be included.
rateable element	Class 4 Table 4 - Towers and Columns subject to Class 4(d) limitation
non rateable element	Whole if Class 4(d) limitation applies i.e.: - does not exceed less than 400m3 and readily capable of being moved without substantial demolition to the surrounding structure
Adjusted Plant and Machinery	-
Number of items adjusted	Steelwork, foundations, settings, platforms, supports, staging Ladders and Platforms Add to the above costs in respect of all columns where details of ladders and platforms are known, see 215N for costs, otherwise add 4% of mild steel equivalent to the cost of each column.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical tower
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Refining
CG Code	213A24
Specific	Fractionation Towers
Descriptive	Stainless steel (excel int trays)
Tech1	5.75m diameter, 30m high
Tech2	185 tonnes
Unit size	one
Unit of measurement	Each
ERC	£6,431,632
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Otherwise known as a column. Crude oil is rarely useable as such and must therefore be refined. This is achieved by distillation - crude oil is heated until it is vaporised and then cooled forming liquids according to the boiling points of their constituent molecules. From Refinery storage tanks crude oil is pumped through horizontal steel tubes arranged on the inside walls and the roof of a furnace (oil is unable to ignite as no air is present in the tubes). The oil with a temperature in excess of 300°C goes from the tubes into the lower part of a tall cylindrical tower COLUMN up to 7.5m diameter x 30.48m high FRACTIONATING TOWER. The vapour floats upwards into the fractionating tower - a tower from which fractions are obtained. The tower is divided into numerous compartments by means of trays. The vapours pass through holes in the trays. The higher the room (area above a tray) the cooler the temperature. As vapours rise they are cooled and liquids are condensed. The hydrocarbon vapours with the highest boiling points cool and condense first on the bottom trays. The most volatile (e.g. petrol) comes off the top as vapour and is separately cooled. The division of crude oil into fractions or distillates is made more exacting by using bubble caps (see sketch). By this method hot vapours passing through the holes in the tray are forced to bubble through cooler liquid, which has already been condensed and collected on the tray. Hot vapours boil off any light hydrocarbons on the tray. There may be a series of towers refining the oil again and again, these are known as "SIDE STRIPPERS". Columns are costed with regard to their weight of steel. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. The cost includes a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In
Referencing details	1. Shell 2. Heads 3 Internal Plate work 4. Tray supports 5. Insulation rings 6. Openings 7. Nozzles 8 Welds 9. Skirt 10. Base Ring 11 Anchor Ring/Lugs 12. Lifting Davits Weights normally shown on drawings are design weights - actual weight per fabricator may differ slightly.

Cost information notes	Columns are costed with regard to their weight of steel. The basic steel usually adopted is Carbon Manganese steel however care must be given to the steel Cost Information as more modern columns are often made from high quality specialised steel. This would increase the price/stone (stainless steel and cast iron costs are provided). The Tables assume standard construction plate thickness and materials. In these tables it is assumed the Skirt is metal and welded to the column. It is usually mild steel whatever type of steel forms the main body of the column. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. Although the ERC include the cost of a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In calculating the volume for Class 4 purposes the skirt should be included.
rateable element	Class 4 Table 4 - Towers and Columns subject to Class 4(d) limitation
non rateable element	Whole if Class 4(d) limitation applies i.e.: - does not exceed less than 400m3 and readily capable of being moved without substantial demolition to the surrounding structure
Adjusted Plant and Machinery	-
Number of items adjusted	Steelwork, foundations, settings, platforms, supports, staging Ladders and Platforms Add to the above costs in respect of all columns where details of ladders and platforms are known, see 215N for costs, otherwise add 4% of mild steel equivalent to the cost of each column.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical tower
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Refining
CG Code	213A25
Specific	Fractionation Towers
Descriptive	Stainless steel (excel int trays)
Tech1	6.0m diameter, 30m high
Tech2	196 tonnes
Unit size	one
Unit of measurement	Each
ERC	£6,814,738
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Otherwise known as a column. Crude oil is rarely useable as such and must therefore be refined. This is achieved by distillation - crude oil is heated until it is vaporised and then cooled forming liquids according to the boiling points of their constituent molecules. From Refinery storage tanks crude oil is pumped through horizontal steel tubes arranged on the inside walls and the roof of a furnace (oil is unable to ignite as no air is present in the tubes). The oil with a temperature in excess of 300°C goes from the tubes into the lower part of a tall cylindrical tower COLUMN up to 7.5m diameter x 30.48m high FRACTIONATING TOWER. The vapour floats upwards into the fractionating tower - a tower from which fractions are obtained. The tower is divided into numerous compartments by means of trays. The vapours pass through holes in the trays. The higher the room (area above a tray) the cooler the temperature. As vapours rise they are cooled and liquids are condensed. The hydrocarbon vapours with the highest boiling points cool and condense first on the bottom trays. The most volatile (e.g. petrol) comes off the top as vapour and is separately cooled. The division of crude oil into fractions or distillates is made more exacting by using bubble caps (see sketch). By this method hot vapours passing through the holes in the tray are forced to bubble through cooler liquid, which has already been condensed and collected on the tray. Hot vapours boil off any light hydrocarbons on the tray. There may be a series of towers refining the oil again and again, these are known as "SIDE STRIPPERS". Columns are costed with regard to their weight of steel. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. The cost includes a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In
Referencing details	1. Shell 2. Heads 3 Internal Plate work 4. Tray supports 5. Insulation rings 6. Openings 7. Nozzles 8 Welds 9. Skirt 10. Base Ring 11 Anchor Ring/Lugs 12. Lifting Davits Weights normally shown on drawings are design weights - actual weight per fabricator may differ slightly.

Cost information notes	Columns are costed with regard to their weight of steel. The basic steel usually adopted is Carbon Manganese steel however care must be given to the steel Cost Information as more modern columns are often made from high quality specialised steel. This would increase the price/stone (stainless steel and cast iron costs are provided). The Tables assume standard construction plate thickness and materials. In these tables it is assumed the Skirt is metal and welded to the column. It is usually mild steel whatever type of steel forms the main body of the column. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. Although the ERC include the cost of a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In calculating the volume for Class 4 purposes the skirt should be included.
rateable element	Class 4 Table 4 - Towers and Columns subject to Class 4(d) limitation
non rateable element	Whole if Class 4(d) limitation applies i.e.: - does not exceed less than 400m3 and readily capable of being moved without substantial demolition to the surrounding structure
Adjusted Plant and Machinery	-
Number of items adjusted	Steelwork, foundations, settings, platforms, supports, staging Ladders and Platforms Add to the above costs in respect of all columns where details of ladders and platforms are known, see 215N for costs, otherwise add 4% of mild steel equivalent to the cost of each column.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical tower
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Refining
CG Code	213A26
Specific	Fractionation Towers
Descriptive	Stainless steel (excel int trays)
Tech1	7.0m diameter, 30m high
Tech2	265 tonnes
Unit size	one
Unit of measurement	Each
ERC	£8,763,815
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Otherwise known as a column. Crude oil is rarely useable as such and must therefore be refined. This is achieved by distillation - crude oil is heated until it is vaporised and then cooled forming liquids according to the boiling points of their constituent molecules. From Refinery storage tanks crude oil is pumped through horizontal steel tubes arranged on the inside walls and the roof of a furnace (oil is unable to ignite as no air is present in the tubes). The oil with a temperature in excess of 300°C goes from the tubes into the lower part of a tall cylindrical tower COLUMN up to 7.5m diameter x 30.48m high FRACTIONATING TOWER. The vapour floats upwards into the fractionating tower - a tower from which fractions are obtained. The tower is divided into numerous compartments by means of trays. The vapours pass through holes in the trays. The higher the room (area above a tray) the cooler the temperature. As vapours rise they are cooled and liquids are condensed. The hydrocarbon vapours with the highest boiling points cool and condense first on the bottom trays. The most volatile (e.g. petrol) comes off the top as vapour and is separately cooled. The division of crude oil into fractions or distillates is made more exacting by using bubble caps (see sketch). By this method hot vapours passing through the holes in the tray are forced to bubble through cooler liquid, which has already been condensed and collected on the tray. Hot vapours boil off any light hydrocarbons on the tray. There may be a series of towers refining the oil again and again, these are known as "SIDE STRIPPERS". Columns are costed with regard to their weight of steel. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. The cost includes a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In
Referencing details	1. Shell 2. Heads 3 Internal Plate work 4. Tray supports 5. Insulation rings 6. Openings 7. Nozzles 8 Welds 9. Skirt 10. Base Ring 11 Anchor Ring/Lugs 12. Lifting Davits Weights normally shown on drawings are design weights - actual weight per fabricator may differ slightly.

Cost information notes	Columns are costed with regard to their weight of steel. The basic steel usually adopted is Carbon Manganese steel however care must be given to the steel Cost Information as more modern columns are often made from high quality specialised steel. This would increase the price/stone (stainless steel and cast iron costs are provided). The Tables assume standard construction plate thickness and materials. In these tables it is assumed the Skirt is metal and welded to the column. It is usually mild steel whatever type of steel forms the main body of the column. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. Although the ERC include the cost of a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In calculating the volume for Class 4 purposes the skirt should be included.
rateable element	Class 4 Table 4 - Towers and Columns subject to Class 4(d) limitation
non rateable element	Whole if Class 4(d) limitation applies i.e.: - does not exceed less than 400m3 and readily capable of being moved without substantial demolition to the surrounding structure
Adjusted Plant and Machinery	-
Number of items adjusted	Steelwork, foundations, settings, platforms, supports, staging Ladders and Platforms Add to the above costs in respect of all columns where details of ladders and platforms are known, see 215N for costs, otherwise add 4% of mild steel equivalent to the cost of each column.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical tower
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Refining
CG Code	213A27
Specific	Fractionation Towers
Descriptive	Stainless steel (excel int trays)
Tech1	7.5m diameter, 30m high
Tech2	318 tonnes
Unit size	one
Unit of measurement	Each
ERC	£9,426,723
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Otherwise known as a column. Crude oil is rarely useable as such and must therefore be refined. This is achieved by distillation - crude oil is heated until it is vaporised and then cooled forming liquids according to the boiling points of their constituent molecules. From Refinery storage tanks crude oil is pumped through horizontal steel tubes arranged on the inside walls and the roof of a furnace (oil is unable to ignite as no air is present in the tubes). The oil with a temperature in excess of 300°C goes from the tubes into the lower part of a tall cylindrical tower COLUMN up to 7.5m diameter x 30.48m high FRACTIONATING TOWER. The vapour floats upwards into the fractionating tower - a tower from which fractions are obtained. The tower is divided into numerous compartments by means of trays. The vapours pass through holes in the trays. The higher the room (area above a tray) the cooler the temperature. As vapours rise they are cooled and liquids are condensed. The hydrocarbon vapours with the highest boiling points cool and condense first on the bottom trays. The most volatile (e.g. petrol) comes off the top as vapour and is separately cooled. The division of crude oil into fractions or distillates is made more exacting by using bubble caps (see sketch). By this method hot vapours passing through the holes in the tray are forced to bubble through cooler liquid, which has already been condensed and collected on the tray. Hot vapours boil off any light hydrocarbons on the tray. There may be a series of towers refining the oil again and again, these are known as "SIDE STRIPPERS". Columns are costed with regard to their weight of steel. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. The cost includes a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In
Referencing details	1. Shell 2. Heads 3 Internal Plate work 4. Tray supports 5. Insulation rings 6. Openings 7. Nozzles 8 Welds 9. Skirt 10. Base Ring 11 Anchor Ring/Lugs 12. Lifting Davits Weights normally shown on drawings are design weights - actual weight per fabricator may differ slightly.

Cost information notes	Columns are costed with regard to their weight of steel. The basic steel usually adopted is Carbon Manganese steel however care must be given to the steel Cost Information as more modern columns are often made from high quality specialised steel. This would increase the price/stone (stainless steel and cast iron costs are provided). The Tables assume standard construction plate thickness and materials. In these tables it is assumed the Skirt is metal and welded to the column. It is usually mild steel whatever type of steel forms the main body of the column. The costs reflect the mild steel skirt irrespective of the material used in the column construction. The diameters and heights given are for the column only. Although the ERC include the cost of a mild steel skirt. Any brickwork (usually fire protection) over the metal skirt requires an addition. Add 20% (to include for shapes, formation etc.) to scales. The diameters and heights given are for the column only. Additions should be made for foundations and piles. In calculating the volume for Class 4 purposes the skirt should be included.
rateable element	Class 4 Table 4 - Towers and Columns subject to Class 4(d) limitation
non rateable element	Whole if Class 4(d) limitation applies i.e.: - does not exceed less than 400m3 and readily capable of being moved without substantial demolition to the surrounding structure
Adjusted Plant and Machinery	-
Number of items adjusted	Steelwork, foundations, settings, platforms, supports, staging Ladders and Platforms Add to the above costs in respect of all columns where details of ladders and platforms are known, see 215N for costs, otherwise add 4% of mild steel equivalent to the cost of each column.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical tower
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Refining and Gas Process
CG Code	213C01
Specific	Gas Process
Descriptive	Slug catcher
Tech1	-
Tech2	-
Unit size	linear metre
Unit of measurement	m
ERC	£3,554
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A complex pressure vessel known as a slug catcher, which separates gas, condensate and water, which has arrived from the oilfield beneath the sea or land. The incoming material is under pressures of over 1000 psig. The vessels are manufactured either from bent welded steel plate in tubular form or in the form of drop tanks (pressure vessels). The tubular construction can have sections of between 250 mm to 1 metre and the wall thickness can vary between 25 mm to 75 mm. Drop tanks consist of 3 - 4 tanks lying under an initial receiving tank. A Slug catcher is the structure of interconnected tubular steel pieces made to withstand pressure and intercept slugs of liquid contained within a pipeline and separate out from the gas stream. In gas lines from offshore and onshore wells, petroleum liquids (condensate) accumulate by dropping out or condensing and collecting in low sections in the line. When enough condensate (and water) collects the flow of gas is disturbed and the restricted volatile gas starts to change back into liquid causing more slugs to build up. At this point a "pig" is sent down the pipe to collect all the slugs together and it is this large build up of liquid that a slug catcher primarily separates into gas, water and condensate. A Slug is a compact mass of liquid, retaining its identity as it travels. The collection of liquid forming a large slug can amount to several thousand gallons and can travel along a pipe at up to 10 mph. When the slug arrives at the slug catcher consisting of condensate, Gas, and water all in a volatile state.
Referencing details	Length taken from the inlet manifold to the main gas off-take pipe: the cost per linear metre has been derived after consideration of all of the different diameters and wall thickness.
Cost information notes	-
rateable element	Class 4 Table 4 (tubular) separator Class 4 table 4 (drop tank) tank / separator Machine to sort or divide into parts or sizes
non rateable element	Instruments and controls. Exclude pipes taking gas / condensate from the slug catcher If Class 4 (d) is applicable
Adjusted Plant and Machinery	Settings, foundations, supports
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical slug catcher process
Photo notes	Note: Separation of gas, water and condensate is undertaken throughout the length of the slug catcher.
Photo1	
Photo2	

Photo3

Back

Generic Category	Refining and Gas Process
CG Code	213C02
Specific	Gas Process
Descriptive	Slug catcher
Tech1	-
Tech2	-
Unit size	cubic metre
Unit of measurement	m3
ERC	£5,416
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A complex pressure vessel known as a slug catcher, which separates gas, condensate and water, which has arrived from the oilfield beneath the sea or land. The incoming material is under pressures of over 1000 psig. The vessels are manufactured either from bent welded steel plate in tubular form or in the form of drop tanks (pressure vessels). The tubular construction can have sections of between 250 mm to 1 metre and the wall thickness can vary between 25 mm to 75 mm. Drop tanks consist of 3 - 4 tanks lying under an initial receiving tank. A Slug catcher is the structure of interconnected tubular steel pieces made to withstand pressure and intercept slugs of liquid contained within a pipeline and separate out from the gas stream. In gas lines from offshore and onshore wells, petroleum liquids (condensate) accumulate by dropping out or condensing and collecting in low sections in the line. When enough condensate (and water) collects the flow of gas is disturbed and the restricted volatile gas starts to change back into liquid causing more slugs to build up. At this point a "pig" is sent down the pipe to collect all the slugs together and it is this large build up of liquid that a slug catcher primarily separates into gas, water and condensate. A Slug is a compact mass of liquid, retaining its identity as it travels. The collection of liquid forming a large slug can amount to several thousand gallons and can travel along a pipe at up to 10 mph. When the slug arrives at the slug catcher consisting of condensate, Gas, and water all in a volatile state.
Referencing details	Length taken from the inlet manifold to the main gas off-take pipe: the cost per linear metre has been derived after consideration of all of the different diameters and wall thickness.
Cost information notes	-
rateable element	Class 4 Table 4 (tubular) separator Class 4 table 4 (drop tank) tank / separator Machine to sort or divide into parts or sizes
non rateable element	Instruments and controls. Exclude pipes taking gas / condensate from the slug catcher If Class 4 (d) is applicable
Adjusted Plant and Machinery	Settings, foundations, supports
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical slug catcher process
Photo notes	Note: Separation of gas, water and condensate is undertaken throughout the length of the slug catcher.
Photo1	
Photo2	

Photo3

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Generic Category	Reservoirs
CG Code	33U5A5
Specific	Open Topped
Descriptive	Concrete
Tech1	Above Ground Level
Tech2	< 250m3
Unit size	-
Unit of measurement	m3
ERC	£222
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete base and walls. Open topped. Straight sided, top above ground level. Including attached chambers and adjacent drainage. Walls to reservoirs may be thicker at the base. The base may be laid to falls to facilitate cleaning down.
Referencing details	Gross internal volume (GIV)
Cost information notes	Windshields, domed bottoms and counterforted walls are excluded. For circular reservoirs add 7.5% to rates for straight-sided reservoirs .
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Additional cost of dividing walls: For 150 mm thick reinforced concrete = use code 33U5V1 For 225 mm thick reinforced concrete = 33U5V2 For 300 mm thick reinforced concrete = 33U5V3 For 450 mm thick reinforced concrete = 33U5V4 For 500 mm thick reinforced concrete = 33U5V5 For 600 mm thick reinforced concrete = 33U5V6
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Reservoirs
CG Code	33U5F5
Specific	Open Topped
Descriptive	Concrete
Tech1	Above Ground Level
Tech2	250m3 - 500m3
Unit size	-
Unit of measurement	m3
ERC	£185
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete base and walls. Open topped. Straight sided, top above ground level. Including attached chambers and adjacent drainage. Walls to reservoirs may be thicker at the base. The base may be laid to falls to facilitate cleaning down.
Referencing details	Gross internal volume (GIV)
Cost information notes	Windshields, domed bottoms and counterforted walls are excluded. For circular reservoirs add 7.5% to rates for straight-sided reservoirs .
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Additional cost of dividing walls: For 150 mm thick reinforced concrete = use code 33U5V1 For 225 mm thick reinforced concrete = 33U5V2 For 300 mm thick reinforced concrete = 33U5V3 For 450 mm thick reinforced concrete = 33U5V4 For 500 mm thick reinforced concrete = 33U5V5 For 600 mm thick reinforced concrete = 33U5V6
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Reservoirs
CG Code	33U5G5
Specific	Open Topped
Descriptive	Concrete
Tech1	Above Ground Level
Tech2	500m3 - 1,500m3
Unit size	-
Unit of measurement	m3
ERC	£152
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete base and walls. Open topped. Straight sided, top above ground level. Including attached chambers and adjacent drainage. Walls to reservoirs may be thicker at the base. The base may be laid to falls to facilitate cleaning down.
Referencing details	Gross internal volume (GIV)
Cost information notes	Windshields, domed bottoms and counterforted walls are excluded. For circular reservoirs add 7.5% to rates for straight-sided reservoirs .
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Additional cost of dividing walls: For 150 mm thick reinforced concrete = use code 33U5V1 For 225 mm thick reinforced concrete = 33U5V2 For 300 mm thick reinforced concrete = 33U5V3 For 450 mm thick reinforced concrete = 33U5V4 For 500 mm thick reinforced concrete = 33U5V5 For 600 mm thick reinforced concrete = 33U5V6
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Reservoirs
CG Code	33U5L5
Specific	Open Topped
Descriptive	Concrete
Tech1	Above Ground Level
Tech2	1,500m3 - 5,000m3
Unit size	-
Unit of measurement	m3
ERC	£129
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete base and walls. Open topped. Straight sided, top above ground level. Including attached chambers and adjacent drainage. Walls to reservoirs may be thicker at the base. The base may be laid to falls to facilitate cleaning down.
Referencing details	Gross internal volume (GIV)
Cost information notes	Windshields, domed bottoms and counterforted walls are excluded. For circular reservoirs add 7.5% to rates for straight-sided reservoirs .
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Additional cost of dividing walls: For 150 mm thick reinforced concrete = use code 33U5V1 For 225 mm thick reinforced concrete = 33U5V2 For 300 mm thick reinforced concrete = 33U5V3 For 450 mm thick reinforced concrete = 33U5V4 For 500 mm thick reinforced concrete = 33U5V5 For 600 mm thick reinforced concrete = 33U5V6
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Reservoirs
CG Code	33U5S5
Specific	Open Topped
Descriptive	Concrete
Tech1	Above Ground Level
Tech2	> 5,000m3
Unit size	-
Unit of measurement	m3
ERC	£121
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete base and walls. Open topped. Straight sided, top above ground level. Including attached chambers and adjacent drainage. Walls to reservoirs may be thicker at the base. The base may be laid to falls to facilitate cleaning down.
Referencing details	Gross internal volume (GIV)
Cost information notes	Windshields, domed bottoms and counterforted walls are excluded. For circular reservoirs add 7.5% to rates for straight-sided reservoirs .
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Additional cost of dividing walls: For 150 mm thick reinforced concrete = use code 33U5V1 For 225 mm thick reinforced concrete = 33U5V2 For 300 mm thick reinforced concrete = 33U5V3 For 450 mm thick reinforced concrete = 33U5V4 For 500 mm thick reinforced concrete = 33U5V5 For 600 mm thick reinforced concrete = 33U5V6
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Reservoirs
CG Code	33U6A5
Specific	Open Topped
Descriptive	Metal
Tech1	Above Ground Level
Tech2	< 250m3
Unit size	-
Unit of measurement	m3
ERC	£170
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Zinc plated corrugated steel circular tanks set on reinforced concrete slab and lined with butyl rubber. Mainly above ground. Cost includes slab base. Tanks do not normally exceed 1000m3
Referencing details	Gross internal volume (GIV)
Cost information notes	Windshields are excluded.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Additional cost of dividing walls: For 150 mm thick reinforced concrete = use code 33U5V1 For 225 mm thick reinforced concrete = 33U5V2 For 300 mm thick reinforced concrete = 33U5V3 For 450 mm thick reinforced concrete = 33U5V4 For 500 mm thick reinforced concrete = 33U5V5 For 600 mm thick reinforced concrete = 33U5V6
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Reservoirs
CG Code	33U6F5
Specific	Open Topped
Descriptive	Metal
Tech1	Above Ground Level
Tech2	250 - 1,000m3
Unit size	-
Unit of measurement	m3
ERC	£157
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Zinc plated corrugated steel circular tanks set on reinforced concrete slab and lined with butyl rubber. Mainly above ground. Cost includes slab base. Tanks do not normally exceed 1000m3
Referencing details	Gross internal volume (GIV)
Cost information notes	Windshields are excluded.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Extra cost of corrugated metal roof add using code 33U5V7 of roof area.
Photo description	-
Photo notes	-

Photo1

Photo2

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Generic Category	Reservoirs
CG Code	33U5V1
Specific	Variation
Descriptive	Additional cost for dividing walls 150mm Thick
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£179
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Additional costs to be used in conjunction with Codes for Reservoirs 33U5A5-33U5S5
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Reservoirs
CG Code	33U5V2
Specific	Variation
Descriptive	Additional cost for dividing walls 225mm Thick
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£199
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Additional costs to be used in conjunction with Codes for Reservoirs 33U5A5-33U5S5
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Photo3

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Generic Category	Reservoirs
CG Code	33U5V3
Specific	Variation
Descriptive	Additional cost for dividing walls 300mm Thick
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£217
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Additional costs to be used in conjunction with Codes for Reservoirs 33U5A5-33U5S5
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Reservoirs
CG Code	33U5V4
Specific	Variation
Descriptive	Additional cost for dividing walls 450mm Thick
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£237
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Additional costs to be used in conjunction with Codes for Reservoirs 33U5A5-33U5S5
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Reservoirs
CG Code	33U5V5
Specific	Variation
Descriptive	Additional cost for dividing walls 500mm Thick
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£256
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Additional costs to be used in conjunction with Codes for Reservoirs 33U5A5-33U5S5
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Reservoirs
CG Code	33U5V6
Specific	Variation
Descriptive	Additional cost for dividing walls 600mm Thick
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£275
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Additional costs to be used in conjunction with Codes for Reservoirs 33U5A5-33U5S5
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Reservoirs
CG Code	33U5V7
Specific	Variation
Descriptive	Additional cost for Metal roof
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£92
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Additional costs to be used in conjunction with Codes for Reservoirs 33U6A5 - 33U6F5
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

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Generic Category	Roads
CG Code	33U1XJ
Specific	Kerbs
Descriptive	High containment for lorry protection
Tech1	325mm high x 270mm wide
Tech2	Taper unit laid straight
Unit size	-
Unit of measurement	m
ERC	£170
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	200mm deep foundation with concrete haunching behind kerb, edge to road approximately 25mm higher than road. This unit is designed to fit between a standard kerb and the lorry containment kerb, hence it tapers and dimensions are averages.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Roads
CG Code	33U1XL
Specific	Kerbs
Descriptive	High containment for lorry protection
Tech1	325mm high x 270mm wide
Tech2	Taper unit laid to curve
Unit size	-
Unit of measurement	m
ERC	£177
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	200mm deep foundation with concrete haunching behind kerb, edge to road approximately 25mm higher than road. This unit is designed to fit between a standard kerb and the lorry containment kerb, hence it tapers and dimensions are averages.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Roads
CG Code	33U1XM
Specific	Kerbs
Descriptive	High containment for lorry protection
Tech1	415mm high x 380mm wide
Tech2	Laid straight
Unit size	-
Unit of measurement	m
ERC	£187
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	200mm deep foundation with concrete haunching behind kerb, edge to road approximately 25mm higher than road.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

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Generic Category	Roads
CG Code	33U1XN
Specific	Kerbs
Descriptive	High containment for lorry protection
Tech1	415mm high x 380mm wide
Tech2	Laid to curve
Unit size	-
Unit of measurement	m
ERC	£193
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	200mm deep foundation with concrete haunching behind kerb, edge to road approximately 25mm higher than road.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

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Generic Category	Roads
CG Code	33U1XA
Specific	Street Furniture
Descriptive	Bollards
Tech1	Hollow steel
Tech2	Non- illuminated
Unit size	-
Unit of measurement	Each
ERC	£327
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Steel bollard held in a socket, which is set in to concrete
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Roads
CG Code	33U1X5
Specific	Street Furniture
Descriptive	Bollards
Tech1	Pre-cast concrete
Tech2	Width 150mm -300mm
Unit size	-
Unit of measurement	Each
ERC	£355
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pre-cast concrete bolllard set in concrete
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
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Generic Category	Roads
CG Code	33U1XF
Specific	Street Furniture
Descriptive	Cast iron
Tech1	Width 170 - 225mm
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£386
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Cast iron bollard set directely in to concrete or into a socket, which is set into the concrete
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

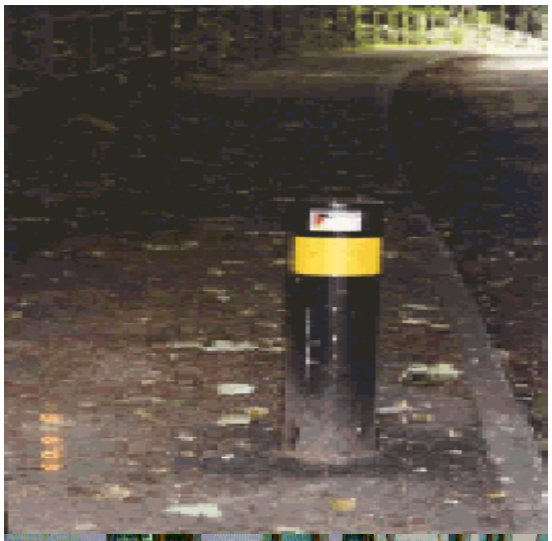

Photo2

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Generic Category	Roads
CG Code	33U1XK
Specific	Street Furniture
Descriptive	Safety barriers and rails
Tech1	Single sided corrugated beam
Tech2	-
Unit size	-
Unit of measurement	m
ERC	£51
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single sided steel corrugated beam attached to 3 short posts and set in concrete
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
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Generic Category	Roads
CG Code	33U1XP
Specific	Street Furniture
Descriptive	Safety barriers and rails
Tech1	Double sided corrugated beam
Tech2	-
Unit size	-
Unit of measurement	m
ERC	£62
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Double sided steel corrugated attached to 3 posts set in concrete
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
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Generic Category	Roads
CG Code	33U1XT
Specific	Street Furniture
Descriptive	Safety barriers and rails
Tech1	Single sided open box beam
Tech2	-
Unit size	-
Unit of measurement	m
ERC	£54
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single sided steel open box beam, attached to 3 posts set in concrete
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
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Generic Category	Roads
CG Code	33U1XX
Specific	Street Furniture
Descriptive	Safety barriers and rails
Tech1	Double sided open box beam
Tech2	-
Unit size	-
Unit of measurement	m
ERC	£98
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Double sided steel open box beam attached to 3 posts set in concrete
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
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Generic Category	Roads
CG Code	33U1Y5
Specific	Street Furniture
Descriptive	Signs
Tech1	Reflective
Tech2	0.25m2
Unit size	-
Unit of measurement	Each
ERC	£203
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reflective sign attached to 76mm diameter, 1.75m long steel post, set in concrete
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

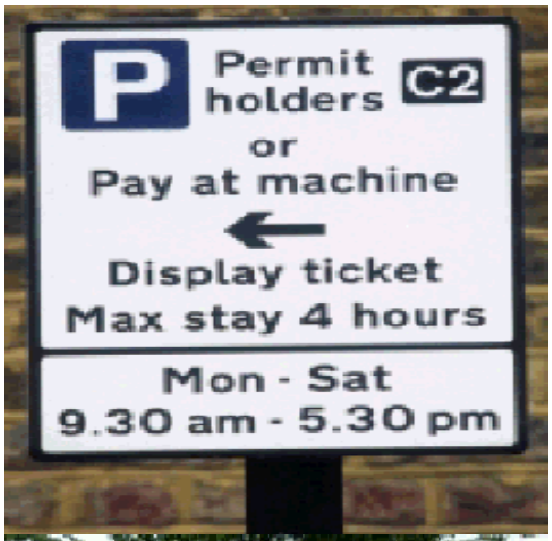

Photo2

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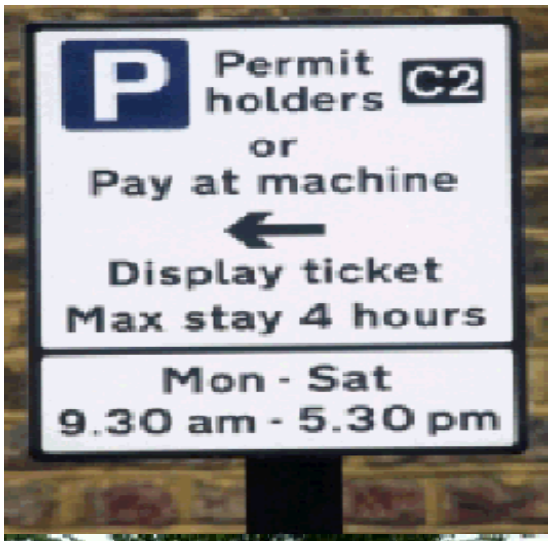
Generic Category	Roads
CG Code	33U1YA
Specific	Street Furniture
Descriptive	Signs
Tech1	Internally illuminated
Tech2	0.25m2
Unit size	-
Unit of measurement	Each
ERC	£1,368
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Internally illuminated sign, attached to 76mm diameter, 1.75m long steel pole, set in concrete. Includes electrical connections.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1



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Generic Category	Roads
CG Code	33U1YF
Specific	Street Furniture
Descriptive	Signs
Tech1	Externally illuminated
Tech2	4m2
Unit size	-
Unit of measurement	Each
ERC	£2,716
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Externally illuminated sign, attached to 3, 100mm poles set in conccrete, Includes electrical connections
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

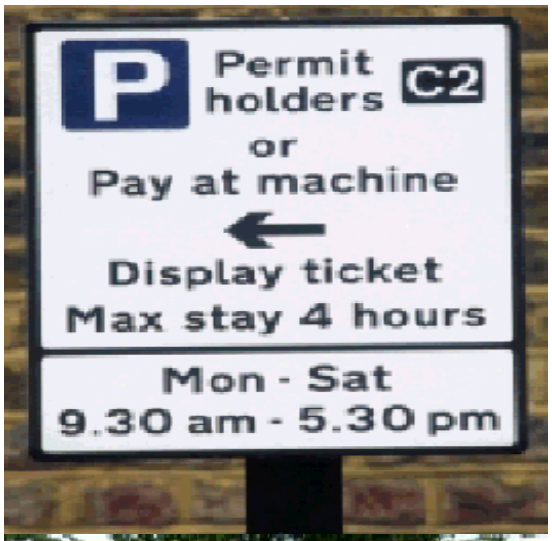

Photo2

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Generic Category	Roads
CG Code	33U1YK
Specific	Street furniture
Descriptive	Street lighting columns
Tech1	4 to 6m high
Tech2	70 watt lamp
Unit size	-
Unit of measurement	Each
ERC	£1,831
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Galvanised lighting column 4 to 6m in height with 70 Watt lamp, Flange base fixed to concrete foundation. Includes all electrical connections
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
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Generic Category	Roads
CG Code	33U1YM
Specific	Street furniture
Descriptive	Street lighting columns
Tech1	10 to 12m high
Tech2	250 watt lamp
Unit size	-
Unit of measurement	Each
ERC	£2,671
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Galvanised lighting column 10 to 12m in height with 250 Watt lamp, Flange base fixed to concrete foundation. Includes all electrical connections
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
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Generic Category	Roads
CG Code	33U1YQ
Specific	Street furniture
Descriptive	Street lighting columns
Tech1	12 to 15m high
Tech2	Sodium lamp
Unit size	-
Unit of measurement	Each
ERC	£3,393
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Galvanised lighting column 10 to 15m in height with sodium lamp, Flange base fixed to concrete foundation. Includes all electrical connections
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
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Generic Category	Roads
CG Code	33U1F5
Specific	Surfaces
Descriptive	Artificial Stone Flags includes excavation and base
Tech1	450mm x 450mm x 50mm thick
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£57
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Overall 275mm thick. 150mm hardcore base layer compacted and blinded with sand, flags laid in sand and cement mortar. Includes excavation, but excludes drainage.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

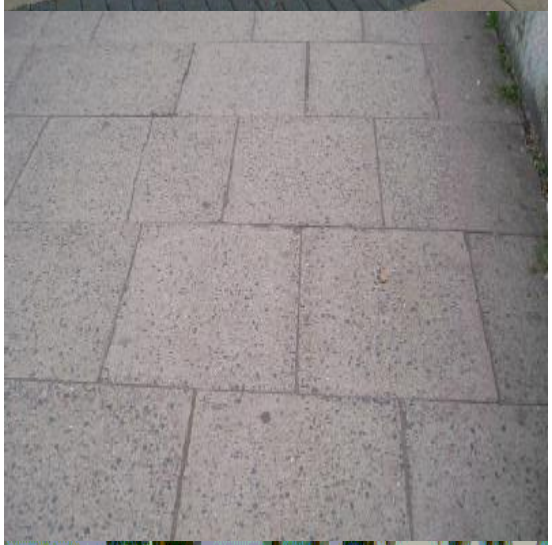

Photo3

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Generic Category	Roads
CG Code	33U1FA
Specific	Surfaces
Descriptive	Artificial Stone Flags includes excavation and base
Tech1	600mm x 600mm x 50mm thick
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£54
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Overall 275mm thick. 150mm hardcore base layer compacted and blinded with sand, flags laid in sand and cement mortar. Includes excavation, but excludes drainage.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

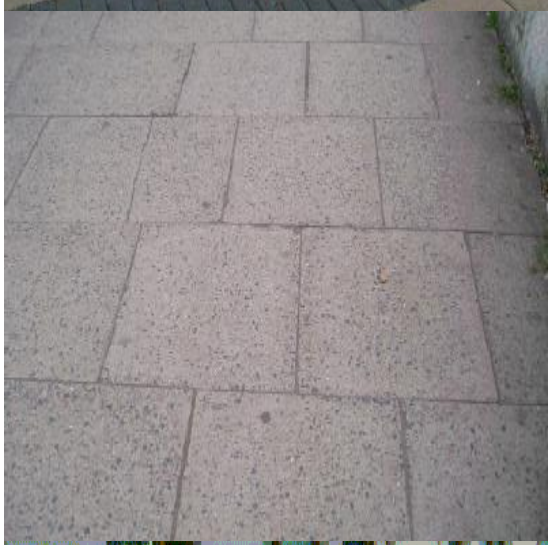

Photo3

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Generic Category	Roads
CG Code	33U195
Specific	Surfaces
Descriptive	Asphalt includes excavation and base
Tech1	30mm thick
Tech2	530mm overall thickness
Unit size	-
Unit of measurement	m2
ERC	£104
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	300mm compacted sub-base blinded with sand, with 100mm dense bitumen base course over, with 60mm base course and 40mm wearing asphalt course. Includes excavation, but excludes drainage.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Roads
CG Code	33U1GK
Specific	Surfaces
Descriptive	Brick Paviors includes excavation and base
Tech1	215mm x 103mm x 65mm thick
Tech2	Laid to edge ; herringbone pattern
Unit size	-
Unit of measurement	m2
ERC	£88
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Overall 275mm thick. 150mm hardcore base layer compacted and blinded with sand, bricks laid on edge, to herringbone pattern, in sand and cement mortar. Includes excavation, but excludes drainage.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Roads
CG Code	33U1G5
Specific	Surfaces
Descriptive	Brick Paviors includes excavation and base
Tech1	215mm x 103mm x 65mm thick
Tech2	Laid flat
Unit size	-
Unit of measurement	m2
ERC	£81
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Overall 275mm thick. 150mm hardcore base layer compacted and blinded with sand, bricks laid flat in sand. Includes excavation, but excludes drainage.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Roads
CG Code	33U1GA
Specific	Surfaces
Descriptive	Brick Paviors includes excavation and base
Tech1	215mm x 103mm x 65mm thick
Tech2	Laid flat to herringbone pattern
Unit size	-
Unit of measurement	m2
ERC	£67
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Overall 275mm thick. 150mm hardcore base layer compacted and blinded with sand, bricks laid flat, to herringbone pattern, in sand. Includes excavation, but excludes drainage.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Roads
CG Code	33U1GF
Specific	Surfaces
Descriptive	Brick Paviors includes excavation and base
Tech1	215mm x 103mm x 65mm thick
Tech2	Laid to edge
Unit size	-
Unit of measurement	m2
ERC	£116
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Overall 275mm thick. 150mm hardcore base layer compacted and blinded with sand, bricks laid on edge, in sand and cement mortar. Includes excavation, but excludes drainage.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Roads
CG Code	33U1H5
Specific	Surfaces
Descriptive	Cobbles includes excavation and base
Tech1	50 to 75mm thick
Tech2	238mm overall thickness
Unit size	-
Unit of measurement	m2
ERC	£144
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	100mm hardcore base layer compacted and blinded with sand, cobbles laid in sand and cement mortar. Includes excavation, but excludes drainage.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Photo3

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Generic Category	Roads
CG Code	33U1HA
Specific	Surfaces
Descriptive	Cobbles, laid in pattern, includes excavation and base
Tech1	50mm to 75mm thick ; laid to pattern
Tech2	238mm overall thickness
Unit size	-
Unit of measurement	m2
ERC	£168
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	100mm hardcore base layer compacted and blinded with sand, cobbles laid in a pattern in sand and cement mortar. Includes excavation, but excludes drainage.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Roads
CG Code	33U1K5
Specific	Surfaces
Descriptive	Concrete Block Paviors includes excavation and base
Tech1	200mm x 100mm x 80mm thick
Tech2	Grey
Unit size	-
Unit of measurement	m2
ERC	£69
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Overall 330mm thick. 150mm hardcore base layer compacted and blinded with sand, bricks laid flat in sand and cement mortar. Includes excavation, but excludes drainage
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

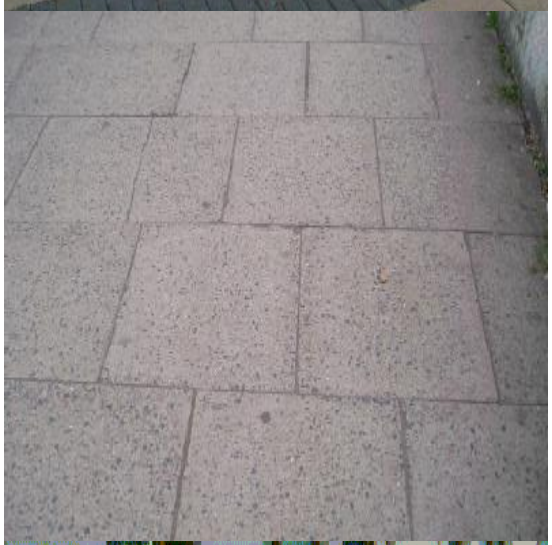

Photo3

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Generic Category	Roads
CG Code	33U1KA
Specific	Surfaces
Descriptive	Concrete Block Paviors, laid in herringbone, includes excavation and base
Tech1	200mm x 100mm x 80mm thick
Tech2	Grey ; to herringbone pattern
Unit size	-
Unit of measurement	m2
ERC	£76
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Overall 330mm thick. 150mm hardcore base layer compacted and blinded with sand, bricks laid to herringbone pattern in sand and cement mortar. Includes excavation, but excludes drainage.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

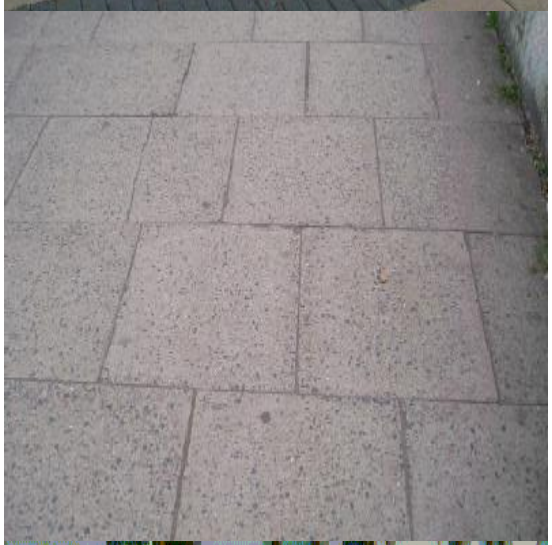

Photo3

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Generic Category	Roads
CG Code	33U1KF
Specific	Surfaces
Descriptive	Concrete block paviors includes hardcore and excavation
Tech1	200mm x 100mm x 80mm
Tech2	Coloured
Unit size	-
Unit of measurement	m2
ERC	£71
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	150mm hardcore base layer compacted and blinded with 50mm sand,Concrete block paviours 200mm x 100mm x 80mm, grey. Includes excavation, but excludes drainage
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	For cost of drainage see code 33U1N5
Photo description	Surfacing - Concrete paviors
Photo notes	-

Photo1

Photo2

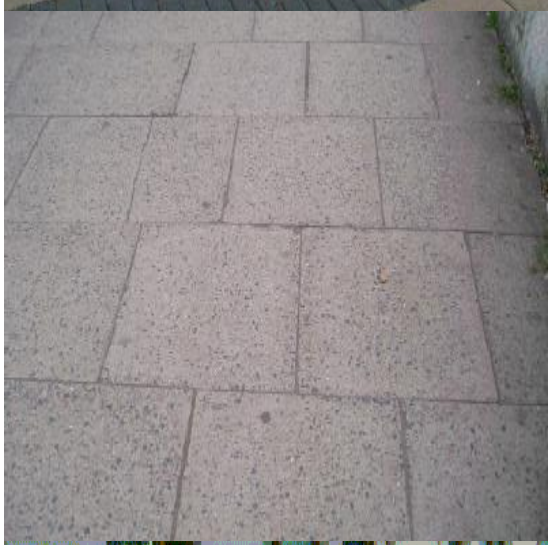

Photo3

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Generic Category	Roads
CG Code	33U1KK
Specific	Surfaces
Descriptive	Concrete block paviors includes hardcore and excavation
Tech1	200mm x 100mm x 80mm, herringbone pattern
Tech2	Coloured
Unit size	-
Unit of measurement	m2
ERC	£77
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	150mm hardcore base layer compacted and blinded with 50mm sand,Concrete block paviours 200mm x 100mm x 80mm herringbone pattern, grey. Includes excavation, but excludes drainage
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	For cost of drainage see code 33U1N5
Photo description	Surfacing - Concrete paviors
Photo notes	-

Photo1

Photo2

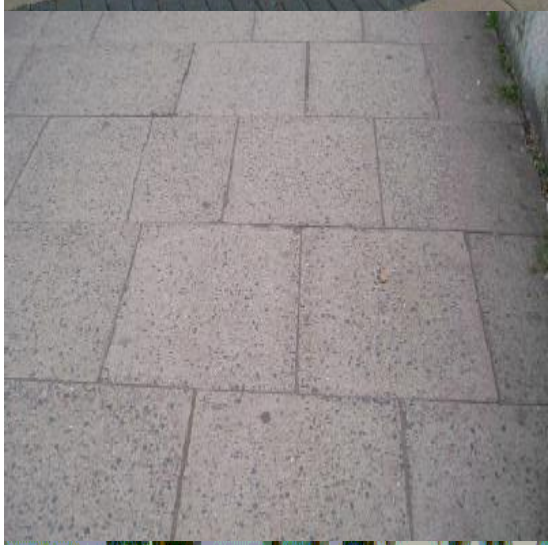

Photo3

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Generic Category	Roads
CG Code	33U1J5
Specific	Surfaces
Descriptive	Concrete Flags includes excavation and base
Tech1	Grey
Tech2	450mm x 600mm x 50mm thick
Unit size	-
Unit of measurement	m2
ERC	£69
Superseded codes	63Z00X
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Overall 275mm thick. 150mm hardcore base layer compacted and blinded with sand, flags laid in sand and cement mortar. Includes excavation, but excludes drainage.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

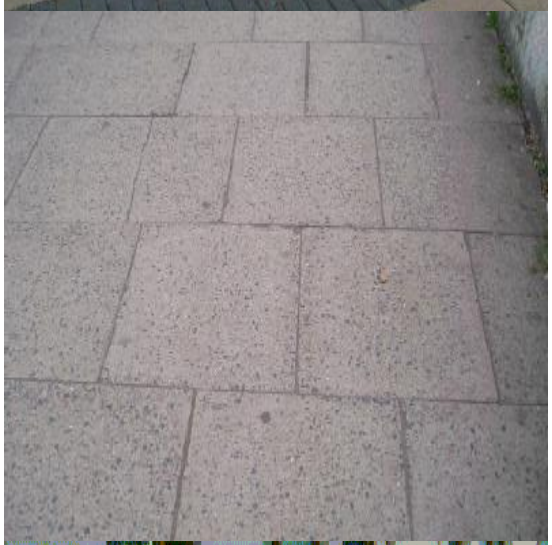

Photo3

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Generic Category	Roads
CG Code	33U1JA
Specific	Surfaces
Descriptive	Concrete Flags includes excavation and base
Tech1	Grey
Tech2	600mm x 600mm x 50mm thick
Unit size	-
Unit of measurement	m2
ERC	£61
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Overall 275mm thick. 150mm hardcore base layer compacted and blinded with sand, flags laid in sand and cement mortar. Includes excavation, but excludes drainage.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

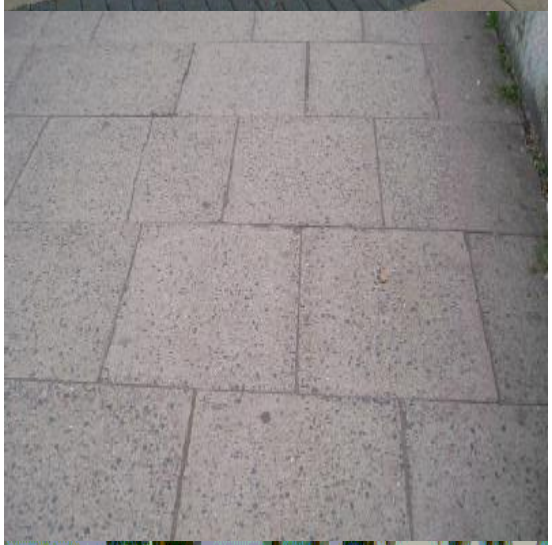

Photo3

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Generic Category	Roads
CG Code	33U1JF
Specific	Surfaces
Descriptive	Concrete Flags includes excavation and base
Tech1	Grey
Tech2	750mm x 600mm x 50mm thick
Unit size	-
Unit of measurement	m2
ERC	£57
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Overall 275mm thick. 150mm hardcore base layer compacted and blinded with sand, flags laid in sand and cement mortar. Includes excavation, but excludes drainage.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

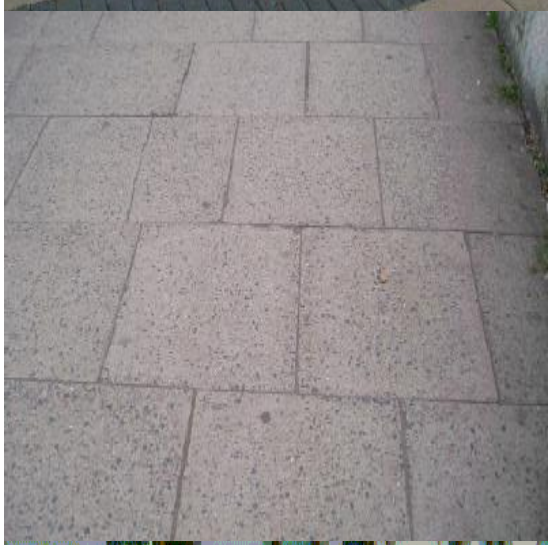

Photo3

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Generic Category	Roads
CG Code	33U1JK
Specific	Surfaces
Descriptive	Concrete Flags includes excavation and base
Tech1	Grey
Tech2	900mm x 600mm x 50mm thick
Unit size	-
Unit of measurement	m2
ERC	£53
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Overall 275mm thick. 150mm hardcore base layer compacted and blinded with sand, flags laid in sand and cement mortar. Includes excavation, but excludes drainage.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

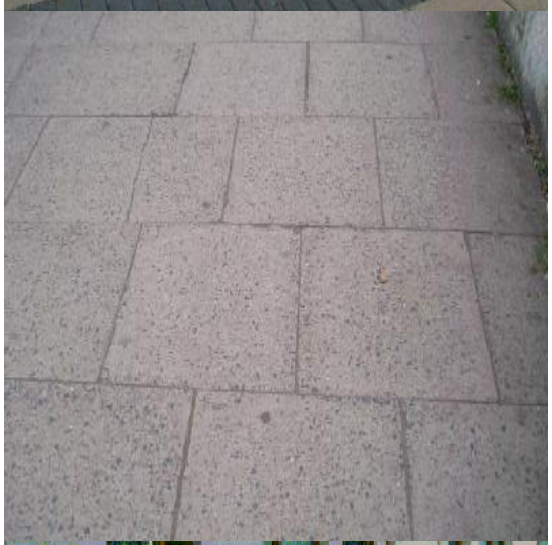

Photo3

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Generic Category	Roads
CG Code	33U1S4
Specific	Surfaces
Descriptive	Concrete road includes excavation and base
Tech1	350mm overall thickness
Tech2	3.5m wide
Unit size	per metre at 3.5m wide
Unit of measurement	m
ERC	£529
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	150mm compacted sub-base blinded with sand, with 150mm reinforced concrete over. Includes excavation, kerbs, channels and drainage.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Roads
CG Code	33U1S5
Specific	Surfaces
Descriptive	Concrete road includes excavation and base
Tech1	350mm overall thickness
Tech2	4.9m wide
Unit size	per metre at 4.9m wide
Unit of measurement	m
ERC	£616
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	150mm compacted sub-base blinded with sand, with 150mm reinforced concrete over. Includes excavation, kerbs, channels and drainage.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Roads
CG Code	33U1SA
Specific	Surfaces
Descriptive	Concrete road includes excavation and base
Tech1	350mm overall thickness
Tech2	6.10m wide
Unit size	per metre at 6.10m wide
Unit of measurement	m
ERC	£685
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	150mm compacted sub-base blinded with sand, with 150mm reinforced concrete over. Includes excavation, kerbs, channels and drainage.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Roads
CG Code	33U1SF
Specific	Surfaces
Descriptive	Concrete road includes excavation and base
Tech1	350mm overall thickness
Tech2	7.3m wide
Unit size	per metre at 7.3m wide
Unit of measurement	m
ERC	£754
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	150mm compacted sub-base blinded with sand, with 150mm reinforced concrete over. Includes excavation, kerbs, channels and drainage.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Roads
CG Code	33U1N5
Specific	Surfaces
Descriptive	Drainage
Tech1	Drainage to surfaced area
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£29
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	All in rate for surface water drainage to hard surfaced areas
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Roads
CG Code	33U1L5
Specific	Surfaces
Descriptive	Granite Setts includes excavation and base
Tech1	200mm x 100mm x 80mm thick
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£128
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Overall 325mm thick. 150mm hardcore base layer compacted and blinded with sand, setts laid in sand and cement mortar. Includes excavation, but excludes drainage.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Roads
CG Code	33U1LA
Specific	Surfaces
Descriptive	Granite Setts, laid to pattern, includes excavation and base
Tech1	200mm x 100mm x 80mm thick
Tech2	Laid to a pattern
Unit size	-
Unit of measurement	m2
ERC	£138
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Overall 325mm thick. 150mm hardcore base layer compacted and blinded with sand, setts laid to pattern in sand and cement mortar. Includes excavation, but excludes drainage.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Roads
CG Code	33U1AQ
Specific	Surfaces
Descriptive	Granular Rock includes excavation
Tech1	100mm thick
Tech2	Overall thickness 100mm
Unit size	-
Unit of measurement	m2
ERC	£15
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Compacted 100mm Granular Rock base layer compacted and blinded with sand Includes excavation, but excludes drainage.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Roads
CG Code	33U1M5
Specific	Surfaces
Descriptive	Grass Concrete
Tech1	75mm thick
Tech2	246mm overall thickness
Unit size	-
Unit of measurement	m2
ERC	£113
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	150mm type 1 granular fill base layer compacted and blinded with sand. Grasscrete filled with topsoil and seeded. Includes excavation, but excludes drainage.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Roads
CG Code	33U1MA
Specific	Surfaces
Descriptive	Grass Concrete
Tech1	100mm thick
Tech2	270mm overall thickness
Unit size	-
Unit of measurement	m2
ERC	£125
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	150mm type 1 granular fill base layer compacted and blinded with sand. Grasscrete filled with topsoil and seeded. Includes excavation, but excludes drainage.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Photo notes	-

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Generic Category	Roads
CG Code	33U1MF
Specific	Surfaces
Descriptive	Grass Concrete
Tech1	150mm thick
Tech2	320mm overall thickness
Unit size	-
Unit of measurement	m2
ERC	£153
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	150mm type 1 granular fill base layer compacted and blinded with sand. Grasscrete filled with topsoil and seeded. Includes excavation, but excludes drainage.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
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Generic Category	Roads
CG Code	33U1AF
Specific	Surfaces
Descriptive	Gravel includes excavation and base
Tech1	50mm thick
Tech2	Overall thickness 250mm
Unit size	-
Unit of measurement	m2
ERC	£26
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	150mm Hardcore base layer compacted and blinded with 50mm sand. Includes excavation, but excludes drainage.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Roads
CG Code	33U1AK
Specific	Surfaces
Descriptive	Gravel includes excavation and base
Tech1	63mm thick
Tech2	Overall thickness 263mm
Unit size	-
Unit of measurement	m2
ERC	£28
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	150mm Hardcore base layer compacted and blinded with 50mm sand, with 63mm gravel over a terram membrane. Includes excavation, but excludes drainage.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Photo description	-
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Generic Category	Roads
CG Code	33U1A5
Specific	Surfaces
Descriptive	Hardcore includes excavation
Tech1	150mm thick
Tech2	-
Unit size	m2
Unit of measurement	m2
ERC	£18
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Compacted 150mm hardcore base layer compacted and blinded with sand Includes excavation, but excludes drainage.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Roads
CG Code	33U1T4
Specific	Surfaces
Descriptive	Macadam road includes excavation and base
Tech1	375mm overall thickness
Tech2	3.5m wide
Unit size	per metre at 3.5m wide
Unit of measurement	m
ERC	£469
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	225mm compacted sub-base blinded with sand, with 100mm dense one coat macadam over. Includes excavation, kerbs, channels and drainage.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Roads
CG Code	33U1T5
Specific	Surfaces
Descriptive	Macadam road includes excavation and base
Tech1	375mm overall thickness
Tech2	4.9m wide
Unit size	per metre at 4.9m wide
Unit of measurement	m
ERC	£541
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	225mm compacted sub-base blinded with sand, with 100mm dense one coat macadam over. Includes excavation, kerbs, channels and drainage.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
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Generic Category	Roads
CG Code	33U1TA
Specific	Surfaces
Descriptive	Macadam road includes excavation and base
Tech1	375mm overall thickness
Tech2	6.10m wide
Unit size	per metre at 6.10m wide
Unit of measurement	m
ERC	£602
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	225mm compacted sub-base blinded with sand, with 100mm dense one coat macadam over. Includes excavation, kerbs, channels and drainage.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Roads
CG Code	33U1TF
Specific	Surfaces
Descriptive	Macadam road includes excavation and base
Tech1	375mm overall thickness
Tech2	7.3m wide
Unit size	per metre at 7.3m wide
Unit of measurement	m
ERC	£663
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	225mm compacted sub-base blinded with sand, with 100mm dense one coat macadam over. Includes excavation, kerbs, channels and drainage.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Roads
CG Code	33U185
Specific	Surfaces
Descriptive	Macadam includes excavation and base
Tech1	30mm thick
Tech2	530mm overall thickness
Unit size	-
Unit of measurement	m2
ERC	£82
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	300mm compacted sub-base blinded with sand, with 100mm dense bitumen base course over, with 50mm base course and 30mm wearing macadam course. Includes excavation, but excludes drainage.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
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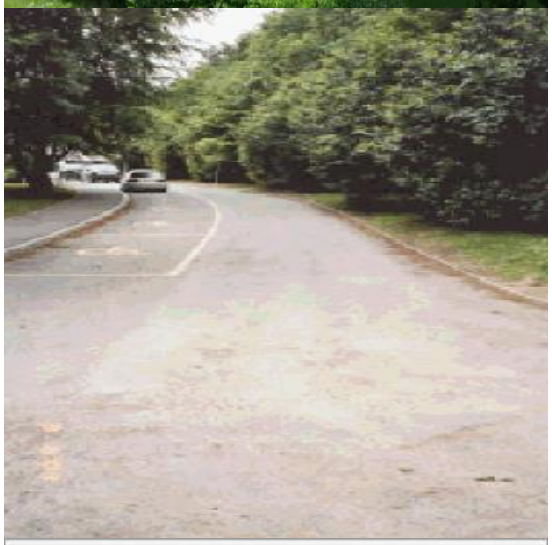

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Generic Category	Roads
CG Code	33U18A
Specific	Surfaces
Descriptive	Macadam includes excavation and base
Tech1	30mm thick
Tech2	480mm overall thickness
Unit size	-
Unit of measurement	m2
ERC	£78
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	250mm compacted sub-base blinded with sand, with 100mm dense bitumen base course over, with 50mm base course and 30mm wearing macadam course. Includes excavation, but excludes drainage.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
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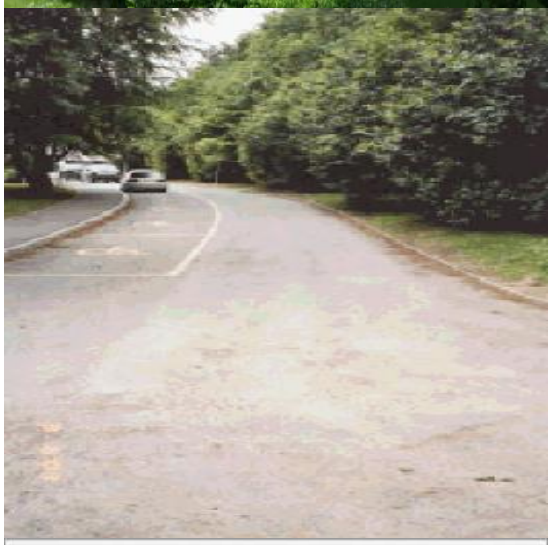

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Generic Category	Roads
CG Code	33U17A
Specific	Surfaces
Descriptive	Macadam includes excavation and base
Tech1	30mm thick
Tech2	440mm overall thickness
Unit size	-
Unit of measurement	m2
ERC	£70
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	250mm compacted sub-base blinded with sand, with 60mm dense bitumen base course over, with 50mm base course and 30mm wearing macadam course. Includes excavation, but excludes drainage.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
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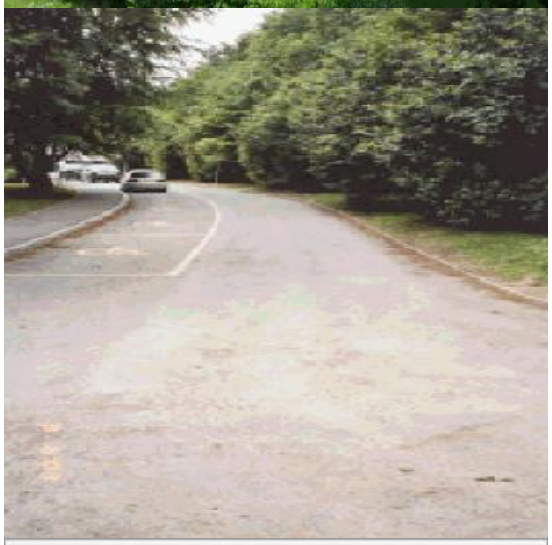

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Generic Category	Roads
CG Code	33U155
Specific	Surfaces
Descriptive	Plain Concrete includes excavation and base
Tech1	100mm thick
Tech2	300mm overall thickness
Unit size	-
Unit of measurement	m2
ERC	£51
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	150mm compacted hardcore blinded with sand, with 100mm plain concrete. Includes excavation, but excludes drainage.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
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Generic Category	Roads
CG Code	33U15A
Specific	Surfaces
Descriptive	Plain Concrete includes excavation and base
Tech1	150mm thick
Tech2	350mm overall thickness
Unit size	-
Unit of measurement	m2
ERC	£61
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	150mm compacted hardcore blinded with sand, with 150mm plain concrete. Includes excavation, but excludes drainage.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Roads
CG Code	33U15F
Specific	Surfaces
Descriptive	Plain Concrete includes excavation and base
Tech1	200mm thick
Tech2	400mm overall thickness
Unit size	-
Unit of measurement	m2
ERC	£70
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	200mm compacted hardcore blinded with sand, with 150mm plain concrete. Includes excavation, but excludes drainage.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Roads
CG Code	33U15K
Specific	Surfaces
Descriptive	Plain Concrete includes excavation and base
Tech1	250mm thick
Tech2	450mm overall thickness
Unit size	-
Unit of measurement	m2
ERC	£79
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	200mm compacted hardcore blinded with sand, with 250mm plain concrete. Includes excavation, but excludes drainage.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Roads
CG Code	33U16F
Specific	Surfaces
Descriptive	Reinforced Concrete includes excavation and base
Tech1	200mm thick
Tech2	400mm overall thickness
Unit size	-
Unit of measurement	m2
ERC	£75
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	150mm compacted hardcore blinded with sand, with 200mm reinforced concrete. Includes excavation, but excludes drainage.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Roads
CG Code	33U165
Specific	Surfaces
Descriptive	Reinforced Concrete includes excavation and base
Tech1	100mm thick
Tech2	300mm overall thickness
Unit size	-
Unit of measurement	m2
ERC	£57
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	150mm compacted hardcore blinded with sand, with 100mm reinforced concrete. Includes excavation, but excludes drainage.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Roads
CG Code	33U16A
Specific	Surfaces
Descriptive	Reinforced Concrete includes excavation and base
Tech1	150mm thick
Tech2	350mm overall thickness
Unit size	-
Unit of measurement	m2
ERC	£65
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	150mm compacted hardcore blinded with sand, with 150mm reinforced concrete. Includes excavation, but excludes drainage.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Roads
CG Code	33U16K
Specific	Surfaces
Descriptive	Reinforced Concrete includes excavation and base
Tech1	250mm thick
Tech2	450mm overall thickness
Unit size	-
Unit of measurement	m2
ERC	£84
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	150mm compacted hardcore blinded with sand, with 250mm reinforced concrete. Includes excavation, but excludes drainage.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Roads
CG Code	33U1V5
Specific	Vehicle barriers
Descriptive	Access control
Tech1	4m electrically operated arm
Tech2	Switch operated
Unit size	-
Unit of measurement	Each
ERC	£3,199
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	4m electrically operated lifting arm, switch operated. Includes concrete foundations
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

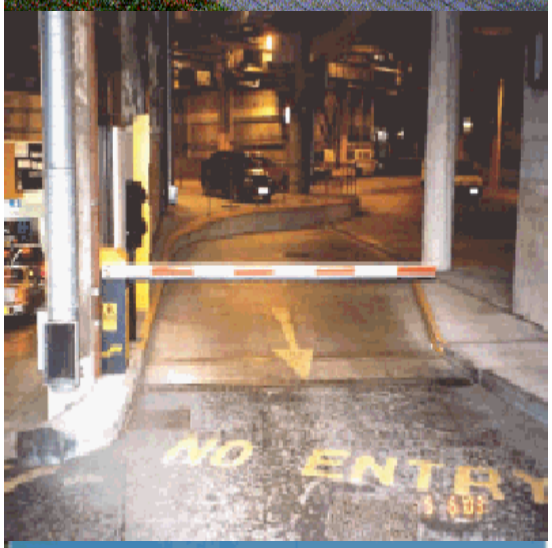

Photo3

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Generic Category	Roads
CG Code	33U1VA
Specific	Vehicle barriers
Descriptive	Access control
Tech1	4m electrically operated arm
Tech2	Card reader
Unit size	-
Unit of measurement	Each
ERC	£3,909
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	4m electrically operated lifting arm, pedestal mounted card reader and auto close induction loop. Includes concrete foundations and electrical connections
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

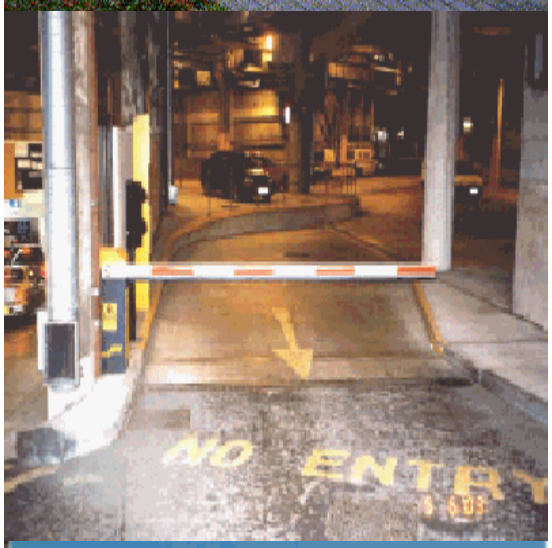

Photo3

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Generic Category	Roads
CG Code	33U1U5
Specific	Vehicle barriers
Descriptive	Access control
Tech1	4m manual arm
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£1,866
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	4m manual lifting arm and rest. Includes concrete foundations
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Roads
CG Code	33U1VE
Specific	Vehicle barriers
Descriptive	Access control
Tech1	2 x 4m electrically controlled arms
Tech2	Card reader
Unit size	-
Unit of measurement	Each
ERC	£7,964
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	4m electrically operated lifting arm, pedestal mounted card reader and auto close induction loop on entrance and exit, over ride switch. Includes concrete foundations and electrical connections
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

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Generic Category	Roads
CG Code	33U1VJ
Specific	Vehicle barriers
Descriptive	Access control
Tech1	3m wide hydraulic blocker
Tech2	350mm high
Unit size	-
Unit of measurement	Each
ERC	£10,839
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	3m wide hydraulic road blocker, with 350mmm raised height. Remote push button control, 2 induction loops and traffic lights. Includes all foundations and electrical connnections
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Roads
CG Code	33U1VP
Specific	Vehicle barriers
Descriptive	Access control
Tech1	3m wide hydraulic blocker
Tech2	Surface mounted
Unit size	-
Unit of measurement	Each
ERC	£8,964
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	3m wide hydraulic road blocker, with 350mmm raised height. Remote push button control, 2 induction loops and traffic lights. Includes all foundations, approach ramps and electrical connnections
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Roads
CG Code	33U1VS
Specific	Vehicle barriers
Descriptive	Access control
Tech1	Hydraulic rising bollard
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£8,094
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Hydraulic rising bollard. Remote push button control, safety auto raise loop to work in both directions and traffic lights. Includes all foundations and electrical connnections
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

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Generic Category	Roof
CG Code	30FO8F
Specific	Cladding - covering
Descriptive	Slates
Tech1	Asbestos free artificial slates
Tech2	Fibre cement
Unit size	-
Unit of measurement	m2
ERC	£35
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	These are man made manufactured slates designed to replicate the asthetics of natural slates but at a lower cost. Traditionally they were made with asbestos but now made with alternative man made fibres in order to provide strength and thin artificial slates. Generally coloured dark grey or black, individual slates have a uniform look and shape. With age explosure to solar radiation their colour lightens. They are fixed with clips or nails to treated timber battens.
Referencing details	Measure to roof area =m2 when practicable - Age and condition.
Cost information notes	Cost includes treated battens and fixing and standard felt underlay to the roof slopes.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Roof
CG Code	30F091
Specific	Cladding - covering
Descriptive	Patent glazing
Tech1	Double glazed - Georgian wired
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£408
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Patent glazing - Aluminium alloy glazing bars 2m-3m long at about 600mm centres glazed with double glazed GeorGEAn wired glass. Includes basic frame system. Patent Glazing is the term applied to a self-draining system of dry glazing that does not rely necessarily for its water tightness upon external glazing seals. It consists essentially of a series of longitudinal supporting members (glazing bars), and an infilling of glass or other suitable materials. Patent glazing bars are attatched to and supported upon suitable structural members provided by others.
Referencing details	See also eaves detail. Codes 30F120-30F12F
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Roof
CG Code	30F096
Specific	Cladding - covering
Descriptive	Patent glazing
Tech1	Double glazed low emissivity glass
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£489
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Patent Glazing - Aluminium alloy glazing bars 2m-3m long at about 600mm centres glazed with double glazed low emissivity glass. Patent glazing is the term applied to a self-draining system of dry glazing that does not rely necessarily for its water tightness upon external glazing seals. It consists essentially of a series of longitudinal supporting members (glazing bars), and an infilling of glass or other suitable materials. Patent glazing bars are attached to and supported upon suitable structural members provided by others. Double glazed low emissivity glass uses a coating to help improve the u-value insulation of the double glazing.
Referencing details	Measure to m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Roof
CG Code	30F050
Specific	Cladding - covering
Descriptive	Felt
Tech1	3 layers
Tech2	Mineral faced
Unit size	-
Unit of measurement	m2
ERC	£27
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Flat or low-sloping roof often surfaced with alternating layers of roofing felt known as built-up, or tar-and-gravel roof. Felt flat roofing systems are made from a build up of several layers of roofing felt. These layers are usually bound together with molten liquid bitumen. Cold bonding agents are sometimes used. The methods of fixing are usually referred as roll and pour or torchon. To protect the felt from the effects of solar radiation the top layer has a mineral coating, fine stone chips often light green in colour.
Referencing details	See also eaves detail. Codes 30F120-30F12F
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical roofing felt
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Roof
CG Code	30F055
Specific	Cladding - covering
Descriptive	Felt
Tech1	3 layers
Tech2	Granite chippings
Unit size	-
Unit of measurement	m2
ERC	£31
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Flat or low-sloping roof often surfaced with alternating layers of roofing felt known as built-up, or tar-and-gravel roof. Felt flat roofing systems are made from a build up of several layers of roofing felt. These layers are usually bound together with molten liquid bitumen. Cold bonding agents are sometimes used. The methods of fixing are usually referred as roll and pour or torchon. To protect the felt from the effects of solar radiation the top layer has a mineral coating, fine stone chips often light green in colour.
Referencing details	See also eaves detail. Codes 30F120-30F12F
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical roof felt
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Roof
CG Code	30F06A
Specific	Cladding - covering
Descriptive	Fibre cement (non asbestos based)
Tech1	Natural
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£29
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Fibre cement roof coverings comprise profiled sheets installed typically as a low cost roofing material to industrial and farm buildings. Originally asbestos modern roofing sheets use alternative fibres. The natural grey colour of the sheets is the same colour as the cement from which they are made.
Referencing details	See also eaves detail. Codes 30F120-30F12F
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical fibre cement roofs
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Roof
CG Code	30F06F
Specific	Cladding - covering
Descriptive	Fibre cement (non asbestos based)
Tech1	Natural
Tech2	With insulation lining
Unit size	-
Unit of measurement	m2
ERC	£56
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Fibre cement roof coverings comprise profiled sheets installed typically as a low cost roofing material to industrial and farm buildings. Originally asbestos modern roofing sheets use alternative fibres. The natural grey colour of the sheets is the same colour as the cement from which they are made. This cost includes the external profiled fibre sheets, a metal inter lining panel and insulation.
Referencing details	See also eaves detail. Codes 30F120-30F12F
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical fibre cement roofs
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Roof
CG Code	30F06K
Specific	Cladding - covering
Descriptive	Fibre cement (non asbestos based)
Tech1	Coloured
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£31
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Fibre cement roof covering comprises profiled sheets installed typically as a low cost roofing material to industrial and farm buildings. Origionaly asbestos modern roofing sheets use alternative fibres. Coloured sheets have an additive included as part of the manufacturing process to change the colour of the sheets from natural grey to a range of different colours such as red, green etc.
Referencing details	See also eaves detail. Codes 30F120-30F12F
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical fibre cement roofs
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Roof
CG Code	30F06P
Specific	Cladding - covering
Descriptive	Fibre cement (non asbestos based)
Tech1	Coloured
Tech2	With insulation lining
Unit size	-
Unit of measurement	m2
ERC	£57
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Fibre cement roof covering comprises profiled sheets installed typically as a low cost roofing material to industrial and farm buildings. Origionaly asbestos modern roofing sheets use alternative fibres. Coloured fibre sheets have an additive added during manufacture to give the sheets a colour such as red or green etc. This cost includes the coloured external profiled fibre sheets, a metal inter lining panel and insulation.
Referencing details	See also eaves detail. Codes 30F120-30F12F
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical fibre cement roofs
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Roof
CG Code	30F06U
Specific	Cladding - covering
Descriptive	Glass Reinforced Plastic (GRP)
Tech1	Reinforced translucent sheet
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£39
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Glass Reinforced Plastic (GRP) transluscent sheeting comprises profiled sheets to span between roof supports allowing light through the roofing sheets to provide natural illumination of the area below.
Referencing details	See also eaves detail. Codes 30F120-30F12F
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical roofing sheets
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Roof
CG Code	30F05A
Specific	Cladding - covering
Descriptive	Mastic asphalt
Tech1	2 coats
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£30
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A flat roof can be constructed out of timber, steel or concrete using similar construction methods to floors. Flat or low-sloping roof is often waterproofed using asphalt which has to be protected from the damaging effects of solar radiation using either limestone chippings, solar reflective paint, paving slabs etc. Cost includes for 20mm asphalt in 20mm thickness with limestone chipping surface finish.
Referencing details	See also eaves detail. Codes 30F120-30F12F
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical asphalt roofing
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Roof
CG Code	30F05F
Specific	Cladding - covering
Descriptive	Mastic asphalt
Tech1	2 coats
Tech2	With solar reflective paint
Unit size	-
Unit of measurement	m2
ERC	£31
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A flat roof can be constructed out of timber, steel or concrete using similar construction methods to floors. Flat or low-sloping roof is often waterproofed using asphalt which has to be protected from the damaging effects of solar radiation using either limestone chippings, solar reflective paint, paving slabs etc. Cost includes for 20mm asphalt in 20mm thickness with a solar reflective paint finish.
Referencing details	See also eaves detail. Codes 30F120-30F12F
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical asphalt roofing
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Roof
CG Code	30F090
Specific	Cladding - covering
Descriptive	Patent glazing
Tech1	Wired cast glass
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£186
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Patent glazing is the term applied to a self-draining system of dry glazing that does not rely necessarily for its water tightness upon eternal glazing seals. It consists essentially of a series of longitudinal supporting members (glazing bars), and an infilling of glass or other suitable materials. Patent glazing bars are attatched to and supported upon suitable structural members provided by others.
Referencing details	See also eaves detail. Codes 30F120-30F12F
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Roof
CG Code	30F095
Specific	Cladding - covering
Descriptive	Patent glazing
Tech1	Wired polished plate
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£241
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Patent glazing is the term applied to a self-draining system of dry glazing that does not rely necessarily for its water tightness upon external glazing seals. It consists essentially of a series of longitudinal supporting members (glazing bars), and an infilling of glass or other suitable materials. Patent glazing bars are attatched to and supported upon suitable structural members provided by others. Wired polished plate glass is clear glass containing a wire mesh, often used for security reasons or to provide fire resistant glass as the wire holds the glass together and helps stop the spread of flames in the event of fire.
Referencing details	Measure to m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Roof
CG Code	30F100
Specific	Cladding - covering
Descriptive	Patent glazing
Tech1	Supporting framework
Tech2	600mm centres
Unit size	-
Unit of measurement	m2
ERC	£91
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Patent glazing is the term applied to a self-draining system of dry glazing that does not rely necessarily for its water tightness upon external glazing seals. It consists essentially of a series of longitudinal supporting members (glazing bars), and an infilling of glass or other suitable materials. Patent glazing bars are attatched to and supported upon suitable structural members provided by others. This cost is for the frame only and excludes the glazing itself.
Referencing details	See also eaves detail. Codes 30F120-30F12F
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Roof
CG Code	30F06Z
Specific	Cladding - covering
Descriptive	Preventative Maintenance System (PMS) finish
Tech1	Aluminium pre finished
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£58
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Aluminium profiled roof is generally installed on commercial and public buildings and provide a longer lasting material than steel but are generally more expensive. Manufacturers provide a Preventative Maintenance System (PMS) finish in a range of colours which creates a durable even finish to the profiled metal roofing sheets.
Referencing details	See also eaves detail. Codes 30F120-30F12F
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical roof sheets
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Roof
CG Code	30F075
Specific	Cladding - covering
Descriptive	Preventative Maintenance System (PMS) finish
Tech1	Aluminium pre finished
Tech2	With insulation lining
Unit size	-
Unit of measurement	m2
ERC	£88
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A flat roof can be constructed out of timber, steel or concrete. The methods are similar to that of floors. Aluminium pre-finished roofing sheets are generally reserved for commercial properties. This cost also includes the cost for insulation and an internal lining sheet.
Referencing details	See also eaves detail. Codes 30F120-30F12F
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical roof sheets
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Roof
CG Code	30F07A
Specific	Cladding - covering
Descriptive	Preventative Maintenance System (PMS) finish
Tech1	Steel colour coated
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£21
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A Steel profiled roof is generally installed on commercial and public buildings and are cheaper than aluminium roofing sheets but can suffer from surface corrosion where the paint finish is damaged or worn. Manufacturers provide a Preventative Maintenance System (PMS) finish in a range of colours which creates a durable even finish to the profiled metal roofing sheets.
Referencing details	See also eaves detail. Codes 30F120-30F12F
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical roof sheets
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Roof
CG Code	30F07F
Specific	Cladding - covering
Descriptive	Preventative Maintenance System (PMS) finish
Tech1	Steel colour coated
Tech2	With insulation lining
Unit size	-
Unit of measurement	m2
ERC	£53
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A Steel profiled roof is generally installed on commercial and public buildings and are cheaper than aluminium roofing sheets but can suffer from surface corrosion where the paint finish is damaged or worn. Manufacturers provide a Preventative Maintenance System (PMS) finish in a range of colours which creates a durable even finish to the profiled metal roofing sheets. This cost is for insulated panels.
Referencing details	See also eaves detail. Codes 30F120-30F12F
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical roof sheets
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Roof
CG Code	30F05D
Specific	Cladding - covering
Descriptive	Polyester based torch on sheet
Tech1	50mm insulation board under
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£55
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A flat roof can be constructed out of timber, steel or concrete using similar construction methods to floors. Flat or low-sloping roof is often waterproofed using built-up roofing felt which has to be protected from the damaging effects of solar radiation using either solar refelctive paint or a mineral surface finish. Cost includes for two layers of high performance felt with the top layer having a mineral surface finish laid on top of 50mm thermal insulation board.
Referencing details	See also eaves detail. Codes 30F120-30F12F
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical asphalt roofing
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Roof
CG Code	30F05Z
Specific	Cladding - covering
Descriptive	Profiled aluminium decking 1.8m span
Tech1	100mm insulation
Tech2	3 layer felt and chippings
Unit size	-
Unit of measurement	m2
ERC	£87
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A flat roofs can be constructed out of timber, steel or concrete using similar construction methods to floors. Flat or low-sloping roof is often waterproofed using roofing felt with chippings to provide protection from solar radiation on top of metal roof decking.
Referencing details	See also eaves detail. Codes 30F120-30F12F
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical roof decking
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Roof
CG Code	30F065
Specific	Cladding - covering
Descriptive	Profiled aluminium decking 2.4m span
Tech1	100mm insulation
Tech2	3 layer felt and chippings
Unit size	-
Unit of measurement	m2
ERC	£91
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Flat or low-sloping roof can be constructed of profilled aluminium sheets forming a deck upon which insulation and 3 layers of roofing felt, the layers for which are usually bound together with molten liquid bitumen. Cold bonding agents are sometimes used. The methods of fixing are usually referred as roll and pour or torchon. To protect the felt from solar radiation 13mm white limestone chippings are bonded to the surface.
Referencing details	See also eaves detail. Codes 30F120-30F12F
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical aluminum decks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Roof
CG Code	30F06X
Specific	Cladding - covering
Descriptive	Reinforced transluscent double skin
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£63
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Double skin Glass Reinforced Plastic (GRP) transluscent sheeting comprises profiled sheets to span between roof supports allowing light through the roofing sheets to provide natural illumination of the area below. The double skin construction has an insulation benefits.
Referencing details	See also eaves detail. Codes 30F120-30F12F
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical roofing sheets
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Roof
CG Code	30F08K
Specific	Cladding - covering
Descriptive	Slates
Tech1	Reconstructed stone
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£62
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reconstructed stone slates are man made, designed to look like natural slate but use modern manufacturing processes. They sometimes use natural slate dust for an authentic colour and are generally uniform in size, texture and thickness unlike natural slate roofs which vary due to being a natural material.
Referencing details	See also eaves detail. Codes 30F120-30F12F
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical roof tiles
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Roof
CG Code	30F08P
Specific	Cladding - covering
Descriptive	Slates
Tech1	Natural
Tech2	Welsh
Unit size	-
Unit of measurement	m2
ERC	£133
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Roof coverings to pitched roofs: Slates are formed from slate, a natural and dense material that is split into thin sheets and cut into small units to attach to pitched roofs. Each slate tile is fixed by nail to the roof with a double layer so as to protect the interior from water ingress.
Referencing details	See also eaves detail. Codes 30F120-30F12F
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical roof tiles
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Roof
CG Code	30F080
Specific	Cladding - covering
Descriptive	Tiles
Tech1	Concrete
Tech2	Interlocking
Unit size	-
Unit of measurement	m2
ERC	£22
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Concrete roof tiles provide a waterpoof covering to pitched roofs. Comprised of manufactured units designed to overlap each other at the sides as well as the top to help avoid wind blown rain entering the building, they are hung on horizontal timber battens. Usually a felt underlay is also installed below the battens. This is a common roofing material for domestic properties, available in a variety of colours and different profiles to suit different architectural styles.
Referencing details	See also eaves detail. Codes 30F120-30F12F
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical concrete tiles
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Roof
CG Code	30F085
Specific	Cladding - covering
Descriptive	Tiles
Tech1	Concrete
Tech2	Plain
Unit size	-
Unit of measurement	m2
ERC	£43
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Roof tiles are made from either concrete or clay and are hung on and nailed to the batten below. Types of tile: Standard - double lap - plain tiles. Eaves or top course tile. Tile and a half tile. Half round ridge tile. Curve valley tile. Bonnet hip tile. Double lap tiles are the traditional tiles used on pitched roofs. Slate roof tiles are formed from slate, a natural and dense material that is split into thin sheets and cut into small units to attach to pitched roofs.
Referencing details	See also eaves detail. Codes 30F120-30F12F
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical roof tiles
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Roof
CG Code	30F08A
Specific	Cladding - covering
Descriptive	Tiles
Tech1	Clay
Tech2	Plain
Unit size	-
Unit of measurement	m2
ERC	£66
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Roof coverings to pitched roofs: Roof Tiles Plain are made from either concrete or clay and are hung on and nailed to the batten below. They are installed double lap so that a tile is located beneath the abutting gap of the tiles above to prevent internal water ingress. Plain clay tiles are sometimes referred to as rosemary tiles.
Referencing details	See also eaves detail. Codes 30F120-30F12F
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical roof tiles
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Roof
CG Code	30FR01
Specific	Cladding - covering
Descriptive	To walkways
Tech1	Feature - single glazed
Tech2	On framing system
Unit size	-
Unit of measurement	m2
ERC	£179
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Patent Glazing - Alluminium alloy glazing bars 2m-3m long at about 600mm centres glazed with feature single glazing.
Referencing details	Surface area of glazing = m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Roof
CG Code	30FR02
Specific	Cladding - covering
Descriptive	To walkways
Tech1	Feature - double glazed
Tech2	Barrel vaulted framing
Unit size	-
Unit of measurement	m2
ERC	£489
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Glazed roof on framing to cover walkways. Feature curved double glazed barrel vault roof.
Referencing details	Surface area of glazing = m2
Cost information notes	Cost includes framed support
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Roof
CG Code	30FR03
Specific	Cladding - covering
Descriptive	To walkways
Tech1	Feature - high quality
Tech2	Includes non-standard shapes
Unit size	-
Unit of measurement	m2
ERC	£489
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Patent Glazing with feature shapes and curves. Low emissivity glazing. High quality framing and special glazing.
Referencing details	Surface area of glazing = m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Roof
CG Code	30F10F
Specific	Loft Insulation
Descriptive	Expanded polyfoam type between joists
Tech1	50mm thick
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£13
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Expanded polystyrene installed between the ceiling joists
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical foam insulation
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Roof
CG Code	30F10K
Specific	Loft Insulation
Descriptive	Expanded polyfoam type between joists
Tech1	75mm thick
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£13
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Expanded polystyrene installed between the ceiling joists
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical foam insulation
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Roof
CG Code	30F105
Specific	Loft Insulation
Descriptive	Fibre glass quilt
Tech1	100mm thick
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£3
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Fibreglass matting is usually available in rolls 40mm (16in) wide, is not ridged and is laid between the ceiling joists. To meet modern insulation standards of 250mm - 300mm it is frequently installed in two layers, the first between the ceiling joists and the second laid at right angles covering the joists. The thickness of each layer can be different but is usually either 100mm or 150mm thick.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical loft insulation
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Roof
CG Code	30F10A
Specific	Loft Insulation
Descriptive	Fibre glass quilt
Tech1	150mm thick
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£5
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Fibreglass matting is usually available in rolls 40mm (16in) wide, is not ridged and is laid between the ceiling joists. To meet modern insulation standards of 250mm - 300mm it is frequently installed in two layers, the first between the ceiling joists and the second laid at right angles covering the joists. The thickness of each layer can be different but is usually either 100mm or 150mm thick.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical loft insulation
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Roof - structure
CG Code	30F120
Specific	Structure
Descriptive	Eaves detail
Tech1	Gutters and softwood facias
Tech2	112mm UPVC gutter on brackets; screwed to timber
Unit size	Per Linear Metre
Unit of measurement	m
ERC	£161
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Wrought softwood - Eaves, verge soffit boards, fascia boards etc. plywood external - 18mm thick. 225mm wide. Roof members; flat 38?mm?×?75?mm. Knot; one coat primer; two undercoats and one finishing coat of gloss oil paint; on wood surface General surfaces-over 300 mm girth. 112 mm UPVC gutter on brackets -112 mm half round gutters; on brackets; screwed to timber.
Referencing details	Length - Per Linear Meter Run. Also down pipes.
Cost information notes	PVC gutters are made from unplasticised poly vinyl chloride. The sections and fittings are lighter, easy to fix and do not require painting. Cast Iron Gutters are long lasting if painted regularly and the insides primed with zinc chromate paint. The finishing coat can be a bituminous paint. Cast Iron is heavy and today other materials such as aluminium gutters are used in place of cast iron
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical eaves details
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Roof - structure
CG Code	30F125
Specific	Structure
Descriptive	Eaves detail
Tech1	Gutters and softwood facias
Tech2	170 mm UPVC - gutter on brackets
Unit size	Per Linear Metre
Unit of measurement	m
ERC	£215
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Wrought softwood - Eaves, verge soffit boards, fascia boards etc. plywood external - 18mm thick. 225mm wide. Roof members; flat 38?mm?×?75?mm. Knot; one coat primer; two undercoats and one finishing coat of gloss oil paint; on wood surface General surfaces-over 300 mm girth -170 mm UPVC gutter on brackets
Referencing details	Length - Per Linear Meter Run. Also down pipes.
Cost information notes	PVC gutters are made from unplasticised poly vinyl chloride. The sections and fittings are lighter, easy to fix and do not require painting. Cast Iron Gutters are long lasting if painted regularly and the insides primed with zinc chromate paint. The finishing coat can be a bituminous paint. Cast Iron is heavy and today other materials such as aluminium gutters are used in place of cast iron
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical eaves details
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Roof - structure
CG Code	30F12A
Specific	Structure
Descriptive	Eaves detail
Tech1	Gutters and softwood facias
Tech2	100mm aluminium gutter on brackets; screwed to timber
Unit size	Per Linear Metre
Unit of measurement	m
ERC	£205
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Wrought softwood - Eaves, verge soffit boards, fascia boards etc. plywood external - 18mm thick. 225mm wide. Roof members; flat 38?mm?×?75?mm. Knot; one coat primer; two undercoats and one finishing coat of gloss oil paint; on wood surface General surfaces-over 300 mm girth. 100mm aluminium gutter on brackets -100 mm half round gutters on brackets; screwed to timber. finishing coat of gloss oil paint; on metal.
Referencing details	Length - Per Linear Meter Run. Also down pipes.
Cost information notes	PVC gutters are made from unplasticised poly vinyl chloride. The sections and fittings are lighter, easy to fix and do not require painting. Cast Iron Gutters are long lasting if painted regularly and the insides primed with zinc chromate paint. The finishing coat can be a bituminous paint. Cast Iron is heavy and today other materials such as aluminium gutters are used in place of cast iron
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical eaves detail
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Roof - structure
CG Code	30F12F
Specific	Structure
Descriptive	Eaves detail
Tech1	Gutters and softwood facias
Tech2	150mm aluminium gutter on brackets; screwed to timber
Unit size	Per Linear Metre
Unit of measurement	m
ERC	£247
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Wrought softwood - Eaves, verge soffit boards, fascia boards etc. plywood external - 18mm thick. 225mm wide. Roof members; flat 38?mm?×?75?mm. Knot; one coat primer; two undercoats and one finishing coat of gloss oil paint; on wood surface General surfaces-over 300 mm girth. 150mm aluminium gutter on brackets -150 mm half round gutters on brackets; screwed to timber. finishing coat of gloss oil paint; on metal.
Referencing details	Length - Per Linear Meter Run. Also down pipes.
Cost information notes	PVC gutters are made from unplasticised poly vinyl chloride. The sections and fittings are lighter, easy to fix and do not require painting. Cast Iron Gutters are long lasting if painted regularly and the insides primed with zinc chromate paint. The finishing coat can be a bituminous paint. Cast Iron is heavy and today other materials such as aluminium gutters are used in place of cast iron
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical eaves details
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Roof - structure
CG Code	30F025
Specific	Structure
Descriptive	Precast planks
Tech1	Floor spans up to 3.00 m
Tech2	1200 x 100mm thick
Unit size	-
Unit of measurement	m2
ERC	£58
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Prestressed precast concrete structural suspended floors supplied and fixed on hard level bearings, to areas of 500 m2 per site visit; top surface screeding and ceiling finishes not included.
Referencing details	-
Cost information notes	Floors to e.g. dwellings, offices, car parks, shop retail floors, hospitals, school teaching rooms, staff rooms; superimposed load of 5.00 kN/m2
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical roof details
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Roof - structure
CG Code	30F02A
Specific	Structure
Descriptive	Precast planks
Tech1	Floor spans up to 3.00 m
Tech2	1200 x 150mm thick
Unit size	-
Unit of measurement	m2
ERC	£63
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Prestressed precast concrete structural suspended floors supplied and fixed on hard level bearings, to areas of 500 m2 per site visit; top surface screeding and ceiling finishes not included.
Referencing details	-
Cost information notes	Floors to e.g. dwellings, offices, car parks, shop retail floors, hospitals, school teaching rooms, staff rooms; superimposed load of 5.00 kN/m2
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical roof details
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Roof - structure
CG Code	30F010
Specific	Structure
Descriptive	Flat concrete
Tech1	Reinforced slab
Tech2	150mm thick ; < 4.5m ht
Unit size	-
Unit of measurement	m2
ERC	£85
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Composite floor comprising reinforced in situ ready-mixed concrete 30.00 N/mm2; on and including steel deck permanent shutting.
Referencing details	-
Cost information notes	Includes steel deck permanent shutting; complete with A142 anti-crack mesh; NB temporary props may be required, but not reflected in cost
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical roof details
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Roof - structure
CG Code	30F015
Specific	Structure
Descriptive	Flat concrete
Tech1	Reinforced slab
Tech2	150mm thick ; 4.5m - 9.0m ht
Unit size	-
Unit of measurement	m2
ERC	£88
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Composite floor comprising reinforced in situ ready-mixed concrete 30.00 N/mm2; on and including steel deck permanent shutting.
Referencing details	-
Cost information notes	Includes steel deck permanent shutting; complete with A142 anti-crack mesh; NB temporary props may be required, but not reflected in cost
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical roof details
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Roof - structure
CG Code	30F01A
Specific	Structure
Descriptive	Flat concrete
Tech1	Reinforced slab
Tech2	200mm thick ; < 4.5m ht
Unit size	-
Unit of measurement	m2
ERC	£92
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Composite floor comprising reinforced in situ ready-mixed concrete 30.00 N/mm2; on and including steel deck permanent shutting.
Referencing details	-
Cost information notes	Includes steel deck permanent shutting; complete with A142 anti-crack mesh; NB temporary props may be required, but not reflected in cost
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical roof details
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Roof - structure
CG Code	30F01F
Specific	Structure
Descriptive	Flat concrete
Tech1	Reinforced slab
Tech2	200mm thick ; 4.5m - 9.0m ht
Unit size	-
Unit of measurement	m2
ERC	£93
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Composite floor comprising reinforced in situ ready-mixed concrete 30.00 N/mm2; on and including steel deck permanent shutting.
Referencing details	-
Cost information notes	Includes steel deck permanent shutting; complete with A142 anti-crack mesh; NB temporary props may be required, but not reflected in cost
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical roof details
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Roof - structure
CG Code	30F01K
Specific	Structure
Descriptive	Flat concrete
Tech1	Reinforced slab
Tech2	300mm thick ; < 4.5m ht
Unit size	-
Unit of measurement	m2
ERC	£162
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Concrete slab - thickness not exceeding 300mm with 16mm reinforcement bars.Formwork - slab thickness 200-300mm - horizontal height to soffit 1.5m-3.0m. Cost additional to basic finish - for fine formed finishes
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical roof details
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Roof - structure
CG Code	30F01P
Specific	Structure
Descriptive	Flat concrete
Tech1	Reinforced slab
Tech2	300mm thick ; 4.5m - 9.0m ht
Unit size	-
Unit of measurement	m2
ERC	£168
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Concrete slab - thickness not exceeding 300mm with 16mm reinforcement bars.Formwork - slab thickness 200-300mm - horizontal height to soffit 3.0m-9m. Cost additional to basic finish - for fine formed finishes
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical roof detail
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Roof - structure
CG Code	30F01U
Specific	Structure
Descriptive	Flat concrete
Tech1	Reinforced slab
Tech2	600mm thick ; < 4.5m ht
Unit size	-
Unit of measurement	m2
ERC	£234
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Concrete slab - thickness exceeding 300-600mm with 16mm reinforcement bars.Formwork - slab thickness 300mm-600mm - horizontal height to soffit 1.5-3m. Cost additional to basic finish - for fine formed finishes.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical roof detail
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Roof - structure
CG Code	30F01Z
Specific	Structure
Descriptive	Flat concrete
Tech1	Reinforced slab
Tech2	600mm thick ; 4.5m - 9.0m ht
Unit size	-
Unit of measurement	m2
ERC	£237
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Concrete slab - thickness exceeding 300-600mm with 16mm reinforcement bars.Formwork - slab thickness 300-600mm - horizontal height to soffit 4.5m - 9.0m ht. Cost additional to basic finish - for fine formed finishes.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical roof details
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Roof - structure
CG Code	30F00U
Specific	Structure
Descriptive	Flat timber
Tech1	200mm x 50mm softwood joists
Tech2	100mm reinforced wood wool slab
Unit size	m2
Unit of measurement	m2
ERC	£96
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Timber flat roof with timber structural members referred to as rafters and roof joists mechanically fixed or jointed together to create a frame ready to clad over with a ridged sheet decking.
Referencing details	RPA = Roof Plan Area
Cost information notes	See also roof coverings 30F05K, 30F080-30F095. Cost excludes supporting structure.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 – Typical basic framework for simple timber flat roof. Photo 2 – Diagrammatic layout for extended corner of flat roof. Photo 3 – Woodwool slab.
Photo notes	-

Photo1

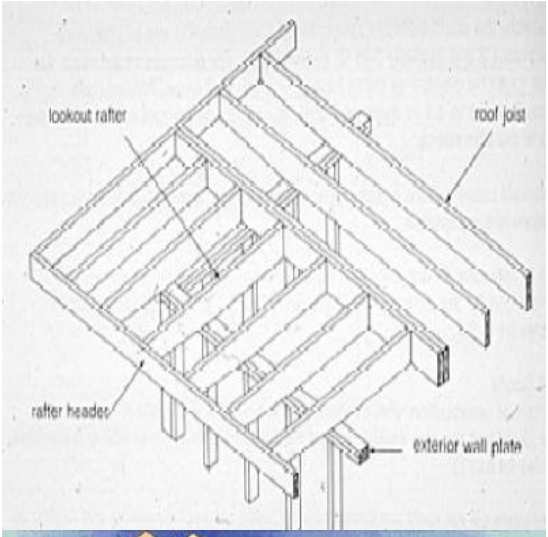


Photo2

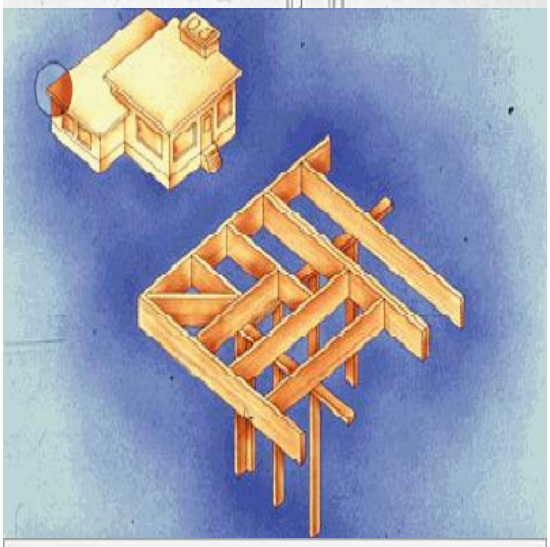


Photo3

Back

Generic Category	Roof - structure
CG Code	30F005
Specific	Structure
Descriptive	Flat timber
Tech1	200mm x 50mm softwood joists
Tech2	18mm plywood
Unit size	-
Unit of measurement	m2
ERC	£71
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Timber flat roof with timber structural members referred to as rafters and roof joists mechanically fixed or jointed together to create a frame ready to clad over with a ridged sheet decking.comprising roof joists;comprising roof joists; 100 mm x 50 mm wall plates; herringbone strutting. Roof members; pitched; 38 mm × 200 mm.
Referencing details	RPA = Roof Plan Area
Cost information notes	See also roof coverings 30F05K, 30F080-30F095. Cost excludes supporting structure.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

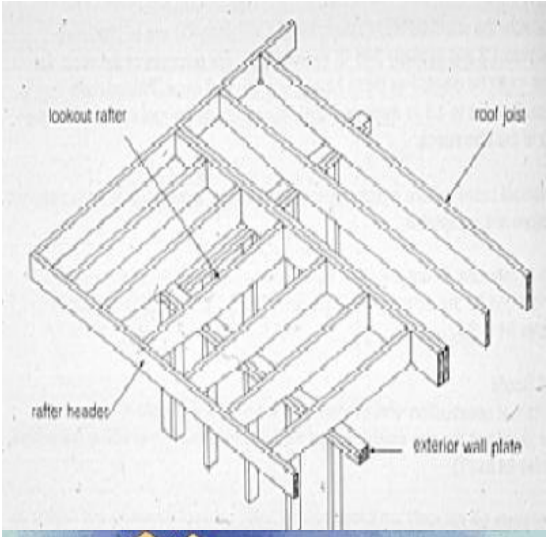


Photo2

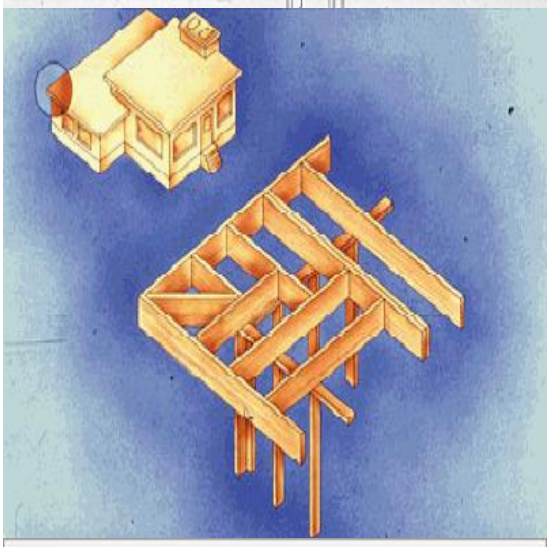


Photo3

Back

Generic Category	Roof - structure
CG Code	30F00A
Specific	Structure
Descriptive	Flat timber
Tech1	200mm x 50mm softwood joists
Tech2	19mm softwood
Unit size	-
Unit of measurement	m2
ERC	£70
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Timber flat roof with timber structural members referred to as rafters and roof joists mechanically fixed or jointed together to create a frame ready to clad over with a ridged sheet decking.
Referencing details	RPA = Roof Plan Area
Cost information notes	See also roof coverings 30F05K, 30F080-30F095. Cost excludes supporting structure.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

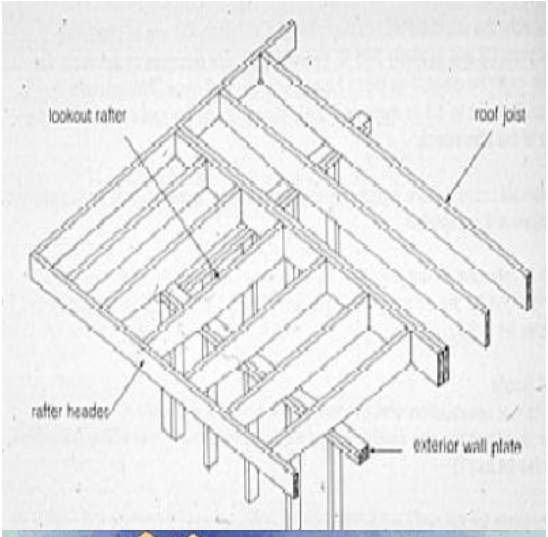


Photo2

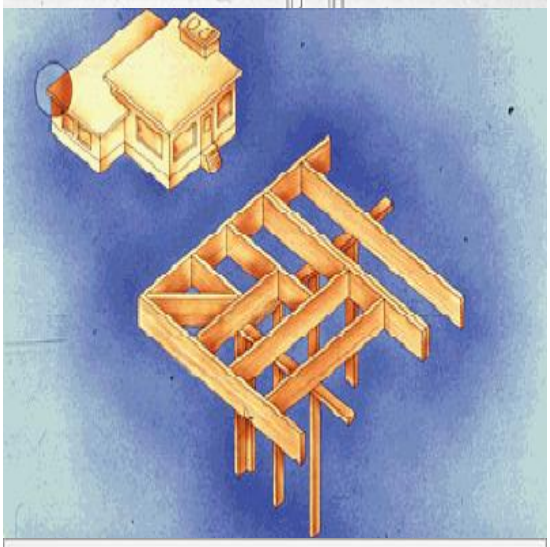


Photo3

Back

Generic Category	Roof - structure
CG Code	30F000
Specific	Structure
Descriptive	Flat timber
Tech1	200mm x 50mm softwood joists
Tech2	Chipboard 18mm-22mm thick
Unit size	-
Unit of measurement	m2
ERC	£60
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Timber flat roof with timber structural members referred to as rafters and roof joists mechanically fixed or jointed together to create a frame ready to clad over with a ridged sheet decking. Comprising roof joists;100 mm x 50 mm wall plates; herringbone strutting; 18mm-22mm thick chipboard.
Referencing details	-
Cost information notes	See also roof coverings 30F05K, 30F080-30F095. Cost excludes supporting structure.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

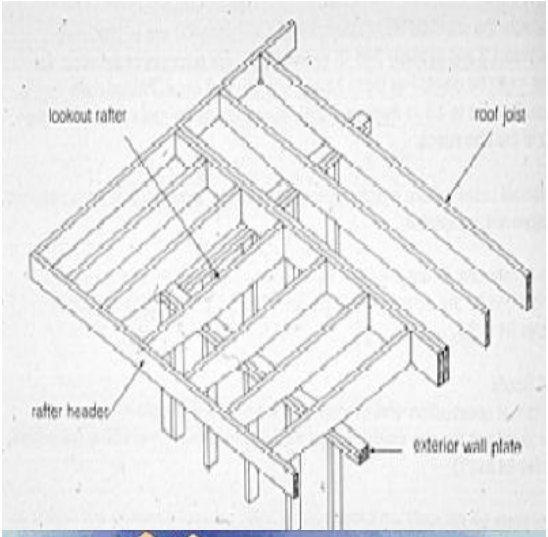


Photo2

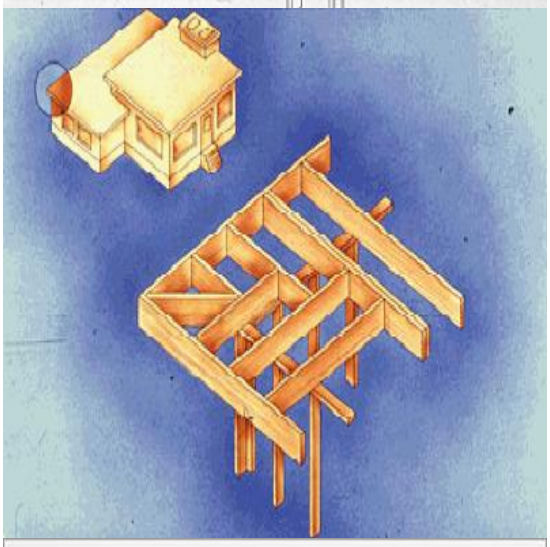


Photo3

Back

Generic Category	Roof - structure
CG Code	30F00K
Specific	Structure
Descriptive	Flat timber
Tech1	200mm x 50mm softwood joists
Tech2	50mm reinforced wood wool slab
Unit size	m2
Unit of measurement	m2
ERC	£77
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Timber flat roof with timber structural members referred to as rafters and roof joists mechanically fixed or jointed together to create a frame ready to clad over with a ridged sheet decking.
Referencing details	RPA = Roof Plan Area
Cost information notes	See also roof coverings 30F05K, 30F080-30F095. Cost excludes supporting structure.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 – Typical basic framework for simple timber flat roof. Photo 2 – Diagrammatic layout for extended corner of flat roof. Photo 3 – Woodwool slab.
Photo notes	-

Photo1

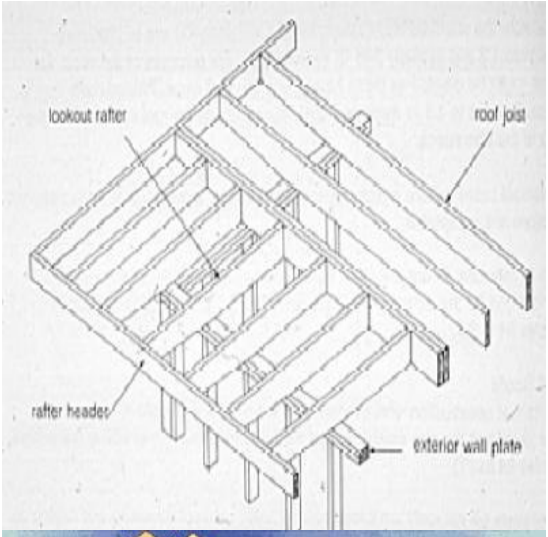


Photo2

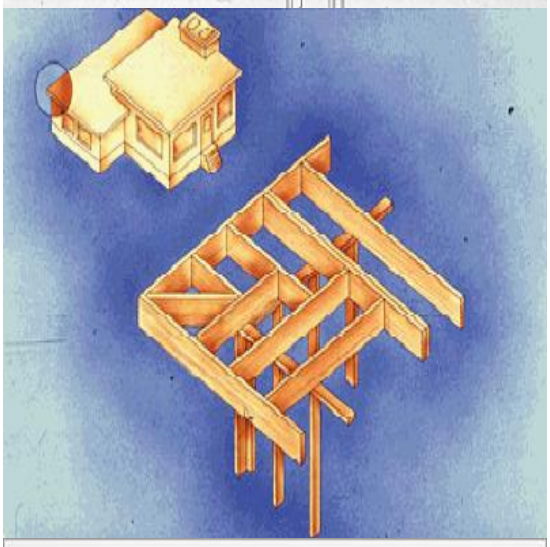


Photo3

Back

Generic Category	Roof - structure
CG Code	30F00P
Specific	Structure
Descriptive	Flat timber
Tech1	200mm x 50mm softwood joists
Tech2	75mm reinforced wood wool slab
Unit size	m2
Unit of measurement	m2
ERC	£87
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Timber flat roof with timber structural members referred to as rafters and roof joists mechanically fixed or jointed together to create a frame ready to clad over with a ridged sheet decking.
Referencing details	RPA = Roof Plan Area
Cost information notes	See also roof coverings 30F05K, 30F080-30F095. Cost excludes supporting structure.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 – Typical basic framework for simple timber flat roof. Photo 2 – Diagrammatic layout for extended corner of flat roof. Photo 3 – Woodwool slab.
Photo notes	-

Photo1

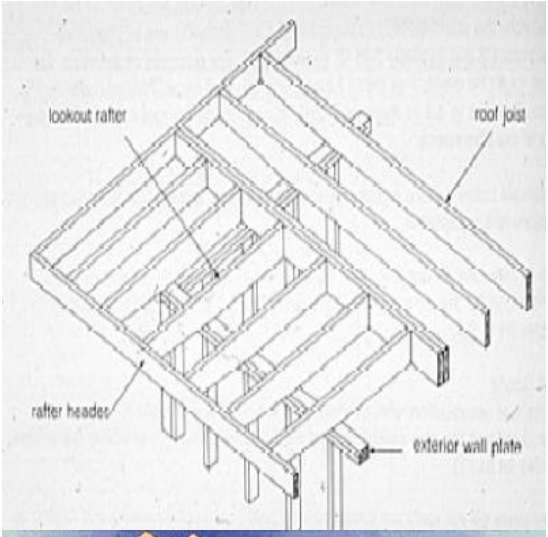


Photo2

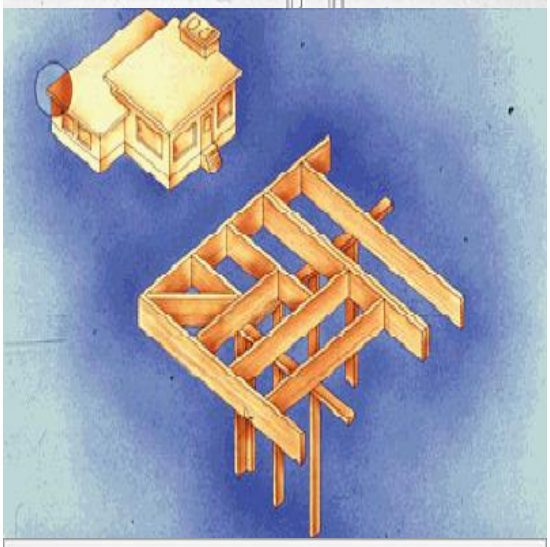


Photo3

Back

Generic Category	Roof - structure
CG Code	30F00F
Specific	Structure
Descriptive	Flat timber
Tech1	200mm x 50mm softwood joists
Tech2	75mm wood wool slab
Unit size	m2
Unit of measurement	m2
ERC	£87
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Timber flat roof with timber structural members referred to as rafters and roof joists mechanically fixed or jointed together to create a frame ready to clad over with a ridged sheet decking.
Referencing details	RPA = Roof Plan Area
Cost information notes	See also roof coverings 30F05K, 30F080-30F095. Cost excludes supporting structure.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 – Typical basic framework for simple timber flat roof. Photo 2 – Diagrammatic layout for extended corner of flat roof. Photo 3 – Woodwool slab.
Photo notes	-

Photo1

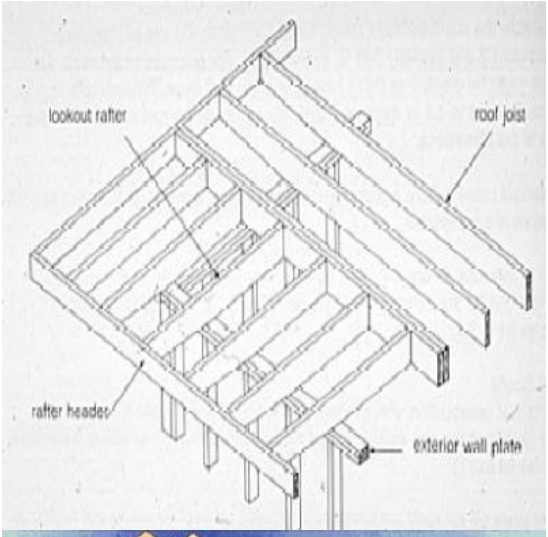


Photo2

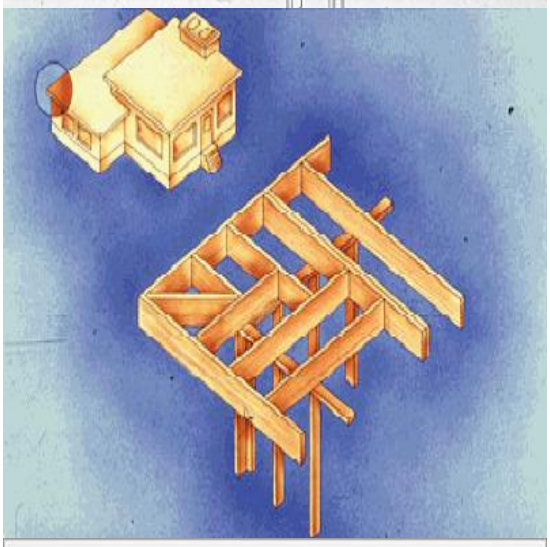


Photo3

Back

Generic Category	Roof - structure
CG Code	30F03K
Specific	Structure
Descriptive	Pitched timber
Tech1	100 mm × 50 mm Timber truss at 375mm centre
Tech2	30 degree slope
Unit size	-
Unit of measurement	m2
ERC	£85
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	softwood trussed pitched roofs; structure only. Timber roof trusses and bracings only; plan area comprising Timber truss at 375mm centres - 100 x 50mm members - 30 degree slope
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical roof details
Photo notes	-

Photo1

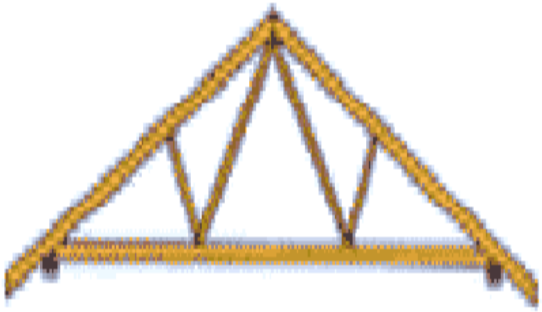
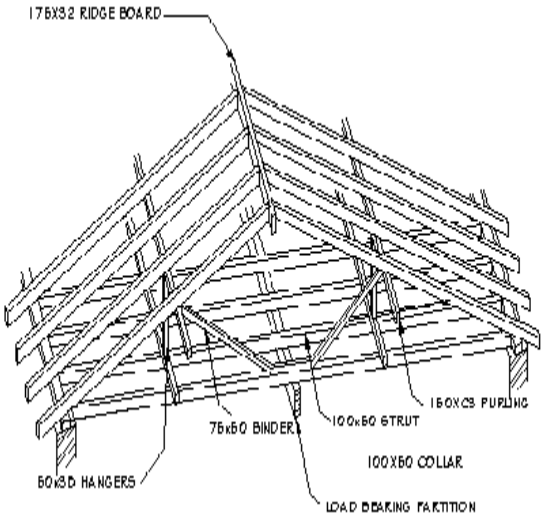


Photo2



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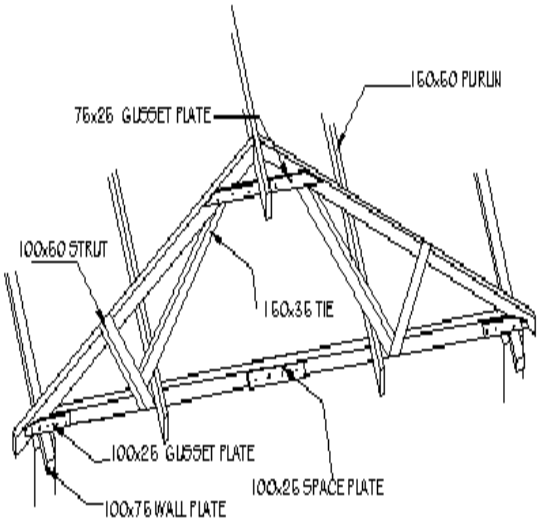


Back

Generic Category	Roof - structure
CG Code	30F03P
Specific	Structure
Descriptive	Pitched timber
Tech1	100 mm × 50 mm Timber truss at 375mm centre
Tech2	35 degree slope
Unit size	-
Unit of measurement	m2
ERC	£91
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	softwood trussed pitched roofs; structure only. Timber roof trusses and bracings only; plan area comprising Timber truss at 600mm centres - 100 x 50mm members - 35 degree slope
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical roof details
Photo notes	-

Photo1

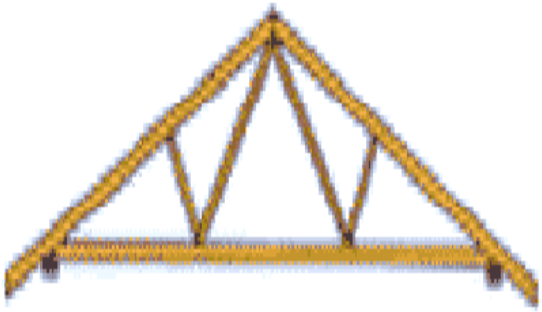


Photo2

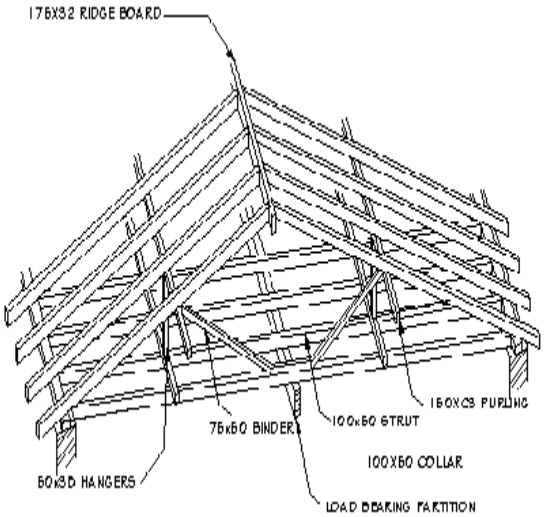
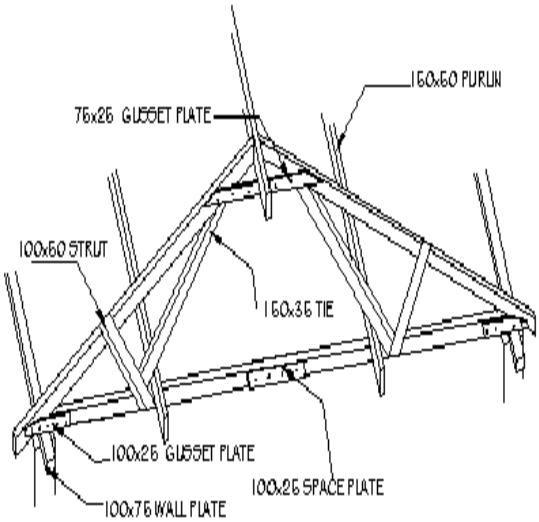


Photo3



Back

Generic Category	Roof - structure
CG Code	30F03U
Specific	Structure
Descriptive	Pitched timber
Tech1	100 mm × 50 mm Timber truss at 375mm centre
Tech2	40 degree slope
Unit size	-
Unit of measurement	m2
ERC	£96
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	softwood trussed pitched roofs; structure only. Timber roof trusses and bracings only; plan area comprising Timber truss at 600mm centres - 100 x 50mm members - 40 degree slope
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical roof details
Photo notes	-

Photo1

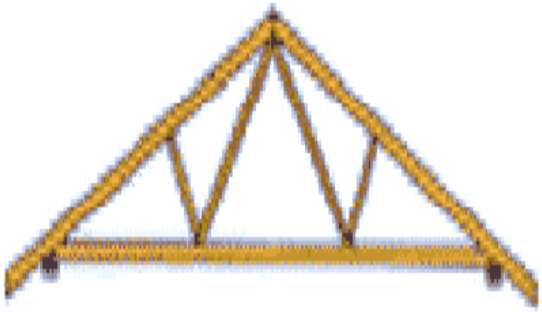


Photo2

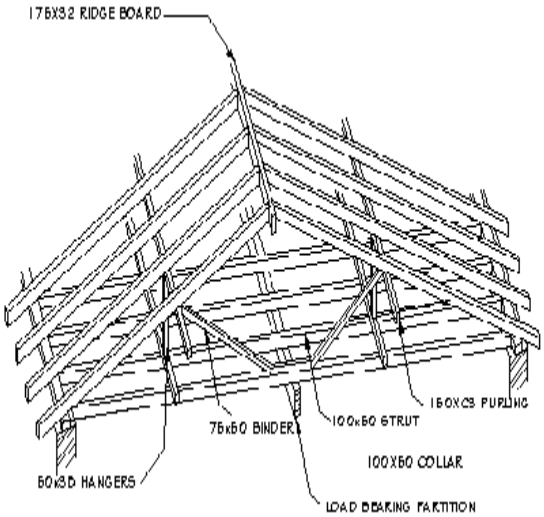
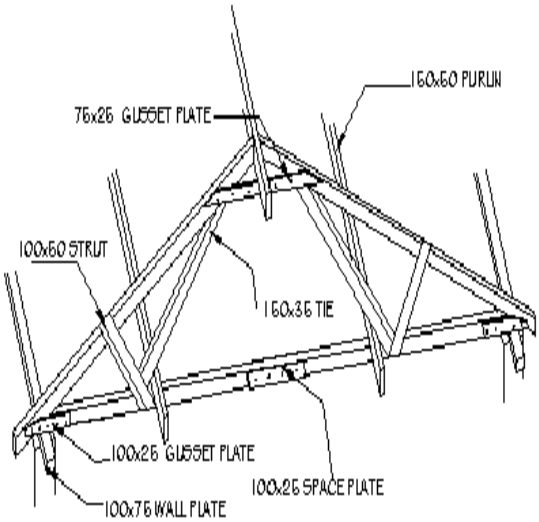


Photo3



Back

Generic Category	Roof - structure
CG Code	30F030
Specific	Structure
Descriptive	Pitched timber
Tech1	75mm x 50mm Timber truss at 600mm centre
Tech2	22.5° slope
Unit size	-
Unit of measurement	m2
ERC	£45
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	softwood trussed pitched roofs; structure only. Timber roof trusses and bracings only; plan area comprising 75 mm × 50 mm roof trusses at 600 mm centres
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical roof details
Photo notes	-

Photo1

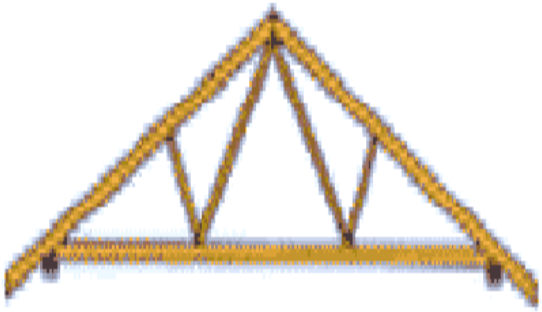


Photo2

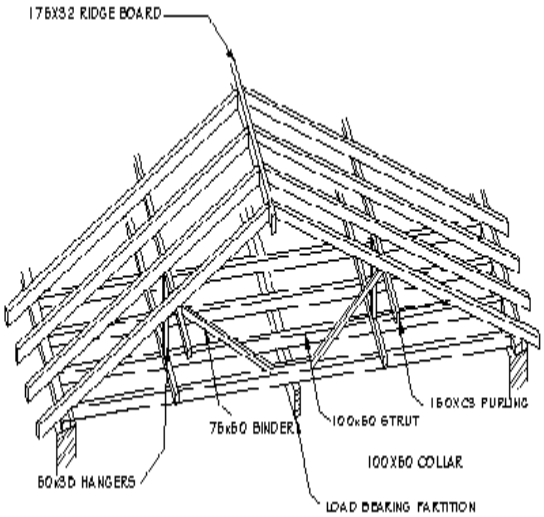
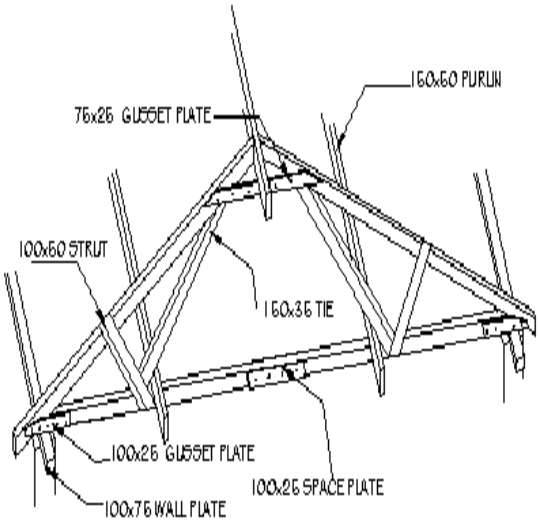


Photo3



Back

Generic Category	Roof - structure
CG Code	30F035
Specific	Structure
Descriptive	Pitched timber
Tech1	100 mm × 38 mm Timber truss at 600mm centre
Tech2	30 degree slope
Unit size	-
Unit of measurement	m2
ERC	£53
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	softwood trussed pitched roofs; structure only. Timber roof trusses and bracings only; plan area comprising 100 mm × 38 mm roof trusses at 600 mm centres
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical roof details
Photo notes	-

Photo1

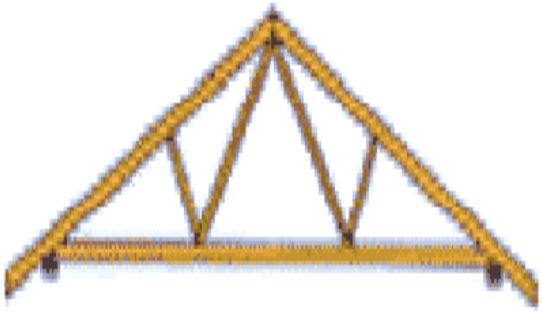


Photo2

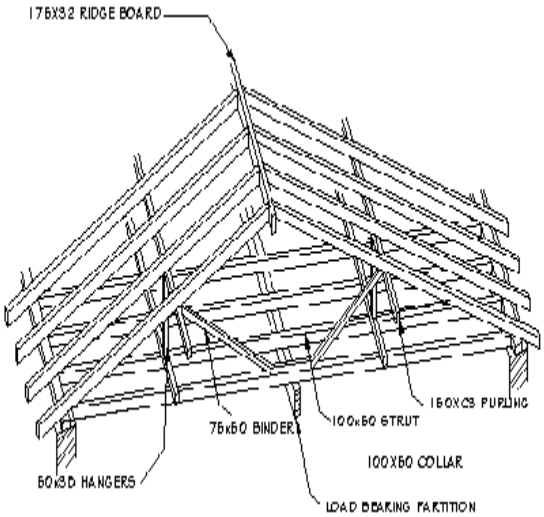
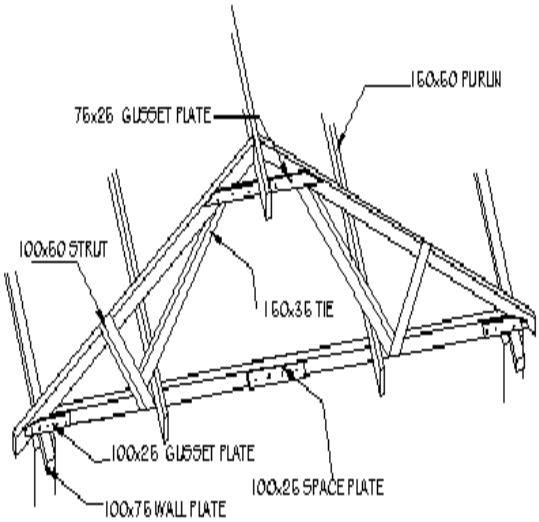


Photo3



Back

Generic Category	Roof - structure
CG Code	30F03A
Specific	Structure
Descriptive	Pitched timber
Tech1	100 mm × 38 mm Timber truss at 600mm centre
Tech2	35 degree slope
Unit size	-
Unit of measurement	m2
ERC	£62
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	softwood trussed pitched roofs; structure only. Timber roof trusses and bracings only; plan area comprising 100 mm × 38 mm roof trusses at 600 mm centres
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical roof details
Photo notes	-

Photo1

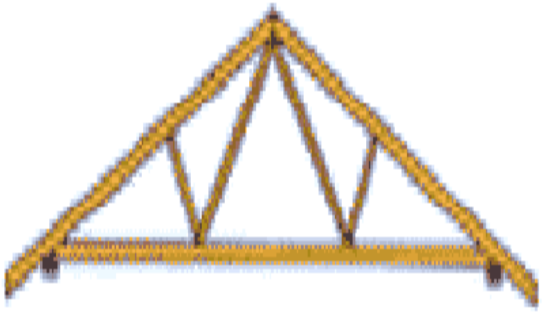


Photo2

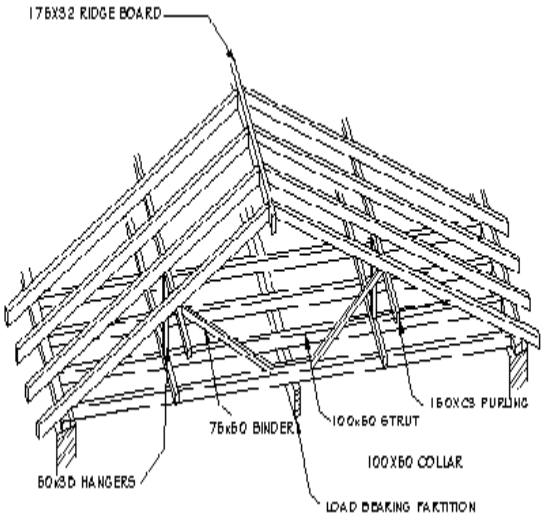
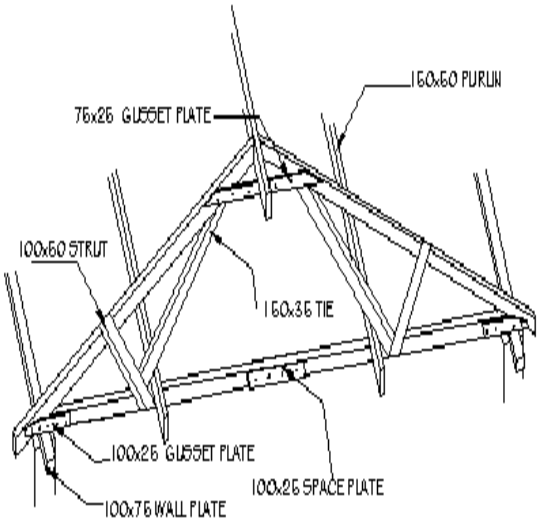


Photo3



Back

Generic Category	Roof - structure
CG Code	30F03F
Specific	Structure
Descriptive	Pitched timber
Tech1	100 mm × 38 mm Timber truss at 600mm centre
Tech2	40 degree slope
Unit size	-
Unit of measurement	m2
ERC	£65
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	softwood trussed pitched roofs; structure only. Timber roof trusses and bracings only; plan area comprising 100 mm × 38 mm roof trusses at 600 mm centres
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical roof details
Photo notes	-

Photo1

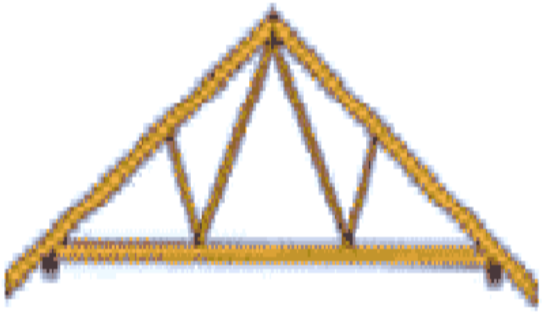


Photo2

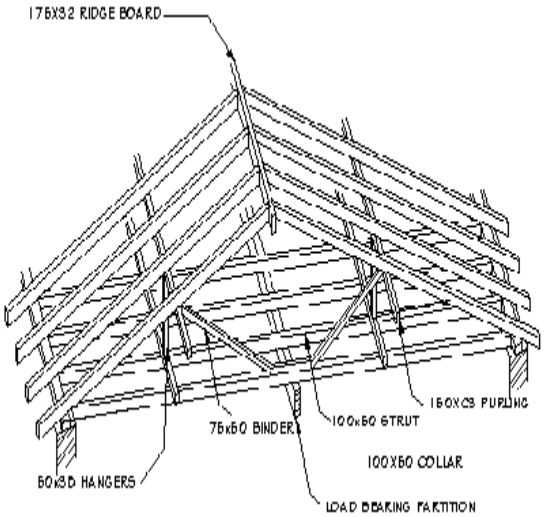
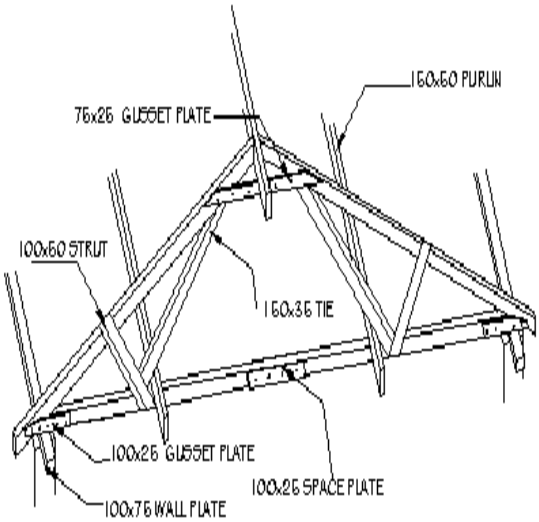


Photo3



Back

Generic Category	Roof - structure
CG Code	30F10Z
Specific	Structure
Descriptive	Screed
Tech1	Lightweight bituminous screed with vapour barrier
Tech2	75 mm thick
Unit size	-
Unit of measurement	m2
ERC	£73
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Screeds/Decks to receive roof covering. 75 mm thick lightweight bituminous screed and vapour barrier cost only.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical roof details
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Roof - structure
CG Code	30F115
Specific	Structure
Descriptive	Screed
Tech1	Lightweight bituminous screed with vapour barrier
Tech2	100 mm thick
Unit size	-
Unit of measurement	m2
ERC	£97
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Screeds/Decks to receive roof covering. 100 mm thick lightweight bituminous screed and vapour barrier cost only.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical roof details
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Roof - structure
CG Code	30F10P
Specific	Structure
Descriptive	Screed
Tech1	Sand and cement
Tech2	50mm thick
Unit size	-
Unit of measurement	m2
ERC	£21
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Screeds/Decks to receive roof covering 50mm thick . Costs exclude supporting work and external quality plywood boarding.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical roof details
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Roof - structure
CG Code	30F10U
Specific	Structure
Descriptive	Screed
Tech1	Sand and cement
Tech2	75 mm thick
Unit size	-
Unit of measurement	m2
ERC	£26
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Screeds/Decks to receive roof covering 75mm thick . Costs exclude supporting work and external quality plywood boarding.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical roof details
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Roof - structure
CG Code	30F040
Specific	Structure
Descriptive	Steel trusses
Tech1	Measured on plan area
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£217
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Steel roof trusses and beams. A pitched roof is a form of ridge roof sloping down in two directions from a central apex or ridge as it is technically called. A steel trussed roof structure comprises multiple structural members including rafters, struts and ties welded or mechanically bolted together to form a triangulated structure commonly known as a roof truss. Steel roof trusses provide a frame on which to clad both slopes with a weather proof sheet or tile covering.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical truss details
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Schools
CG Code	S031PI
Specific	Main Buildings of Independent Schools of Traditional Construction
Descriptive	-
Tech1	Traditional Construction, Excluding External Works
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,371
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Category 1 buildings - Main school buildings, whether of traditional or system build construction, intended for permanent use. Typically comprising ; Classrooms & teaching spaces, Assembly Halls, Administrative offices, Staff rooms, Libraries, Kitchens, Music rooms.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Cost variation over public schools, cost reflects a % differential for specification.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Schools
CG Code	S031SF
Specific	Main Buildings of State Funded Schools of Traditional Construction
Descriptive	-
Tech1	Traditional Construction, Excluding External Works
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,213
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Category 1 buildings - Main school buildings, whether of traditional or system build construction, intended for permanent use. Typically comprising ; Classrooms & teaching spaces, Assembly Halls, Administrative offices, Staff rooms, Libraries, Kitchens, Music rooms.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Security and Alarm systems
CG Code	33UEL4
Specific	Burried Cable
Descriptive	2 x parallel cables
Tech1	Burried in trench
Tech2	Max length 400m
Unit size	m
Unit of measurement	m
ERC	£69
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Buried service cables in trench nominally min 750mm deep. Excavated by machine and backfilled. Identification tape included.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	CCTV, alarm systems
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Security and Alarm systems
CG Code	33UEL1
Specific	Horizonal wires
Descriptive	Used with Chain link or steel palisade
Tech1	On steel posts
Tech2	32 wire conductors
Unit size	m
Unit of measurement	m
ERC	£83
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Wire carting electric current fixed to mesh or similar fencing with metal support posts. Wires fixed horizontally at 300mm-450mm centres. Damage or interruption to current will trigger alarm system. Nominal 2m fence height.
Referencing details	Measure length in metres
Cost information notes	Cost per linear metre of fence
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	CCTV, alarm systems
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Security and Alarm systems
CG Code	33UEL2
Specific	Microwave system
Descriptive	Perimeter - line of sight
Tech1	Post mounted transmitters and receivers
Tech2	-
Unit size	m
Unit of measurement	m
ERC	£93
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Series of posts with receiver/transmitter devices which create an un-broken ring of protection. Interuption of the beam will trigger alarm warnings to control centre. Posts set up at changes in direction or level. Often installed in commercially sensitive installations. May be sited inside or between fencing on cleared ground. May be interconnected to other alarm systems.
Referencing details	Measure length of boundary protected in metres
Cost information notes	Includes cost of posts, all wiring connection and transmitters, receiver devices plus links to control centre.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	CCTV, alarm systems
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description -

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Security and Alarm Systems
CG Code	208S01
Specific	Security Camera Systems
Descriptive	Industrial 'Robust' system
Tech1	In terms of price per camera
Tech2	Black and white
Unit size	Each
Unit of measurement	Each
ERC	£2,094
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A security system comprising four or more cameras, which are linked to a central monitoring, control and recording area. Cameras can be found both internally and externally within factory or commercial hereditaments. Where more than four cameras are employed either large split screens or multiple screens are usually used for monitoring. Recording is now generally on a computer hard drive or DVD / CD-ROM. Systems can form part of an integrated security / observation operation and the pre amble to Class 2 should be studied. (See rateable and non-rateable elements)
Referencing details	It is not intended to rate isolated cameras. A system comprises four or more cameras. The number of cameras should be recorded. CCTV systems for traffic or shopping mall security should not be rated.
Cost information notes	System comprises: - camera, lense, mounting brackets, housing, cabling back to monitoring station, control / recording equipment and display monitors. Installers do not manufacture the equipment but assemble the various component parts to form a bespoke system. There is no additional discount for additional cameras. Total system cost should be built up using listed component costs.
rateable element	Class 2 Table 2 (f) PROTECTION FORM HAZARDS security and alarm systems together with list of accessories 2(i), (v), (vii), (viii)
non rateable element	-
Adjusted Plant and Machinery	Supporting structures (other than mounting brackets that are included in the cost), foundations, security fences, gates, barriers.
Number of items adjusted	-

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

Photo 1 - External system on pole. Photo 2 - Internal camera. Photo 3 - Internal camera, simple b&w wall mounted.

Photo notes

-

Photo1

Photo2

Photo3

Back

Generic Category	Security and Alarm Systems
CG Code	208S02
Specific	Security Camera Systems
Descriptive	Industrial 'Robust' system
Tech1	In terms of price per camera
Tech2	Colour System
Unit size	Each
Unit of measurement	Each
ERC	£3,534
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A security system comprising four or more cameras, which are linked to a central monitoring, control and recording area. Cameras can be found both internally and externally within factory or commercial hereditaments. Where more than four cameras are employed either large split screens or multiple screens are usually used for monitoring. Recording is now generally on a computer hard drive or DVD / CD-ROM. Systems can form part of an integrated security / observation operation and the pre amble to Class 2 should be studied. (See rateable and non-rateable elements)
Referencing details	It is not intended to rate isolated cameras. A system comprises four or more cameras. The number of cameras should be recorded. CCTV systems for traffic or shopping mall security should not be rated.
Cost information notes	System comprises: - camera, lense, mounting brackets, housing, cabling back to monitoring station, control / recording equipment and display monitors. Installers do not manufacture the equipment but assemble the various component parts to form a bespoke system. There is no additional discount for additional cameras. Total system cost should be built up using listed component costs.
rateable element	Class 2 Table 2 (f) PROTECTION FORM HAZARDS security and alarm systems together with list of accessories 2(i), (v), (vii), (viii)
non rateable element	-
Adjusted Plant and Machinery	Supporting structures (other than mounting brackets that are included in the cost), foundations, security fences, gates, barriers.
Number of items adjusted	-

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

Photo 1 - External system on pole. Photo 2 - Internal camera. Photo 3 - Internal camera, simple b&w wall mounted.

Photo notes

-

Photo1

Photo2

Photo3

Back

Generic Category	Security and Alarm Systems
CG Code	208S03
Specific	Security Camera Systems
Descriptive	Industrial 'Robust' system
Tech1	In terms of each unit
Tech2	Multiplexer and telemetry receiver (b & w)
Unit size	Each
Unit of measurement	Each
ERC	£2,749
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A security system comprising four or more cameras, which are linked to a central monitoring, control and recording area. Cameras can be found both internally and externally within factory or commercial hereditaments. Where more than four cameras are employed either large split screens or multiple screens are usually used for monitoring. Recording is now generally on a computer hard drive or DVD / CD-ROM. Systems can form part of an integrated security / observation operation and the pre amble to Class 2 should be studied. (See rateable and non-rateable elements)
Referencing details	It is not intended to rate isolated cameras. A system comprises four or more cameras. The number of cameras should be recorded. CCTV systems for traffic or shopping mall security should not be rated.
Cost information notes	System comprises: - camera, lense, mounting brackets, housing, cabling back to monitoring station, control / recording equipment and display monitors. Installers do not manufacture the equipment but assemble the various component parts to form a bespoke system. There is no additional discount for additional cameras. Total system cost should be built up using listed component costs.
rateable element	Class 2 Table 2 (f) PROTECTION FORM HAZARDS security and alarm systems together with list of accessories 2(i), (v), (vii), (viii)
non rateable element	-
Adjusted Plant and Machinery	Supporting structures (other than mounting brackets that are included in the cost), foundations, security fences, gates, barriers.
Number of items adjusted	-

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

Photo 1 - External system on pole. Photo 2 - Internal camera. Photo 3 - Internal camera, simple b&w wall mounted.

Photo notes

-

Photo1

Photo2

Photo3

Back

Generic Category	Security and Alarm Systems
CG Code	208S04
Specific	Security Camera Systems
Descriptive	Industrial 'Robust' system
Tech1	In terms of each unit
Tech2	Multiplexer and telemetry receiver (colour)
Unit size	Each
Unit of measurement	Each
ERC	£4,058
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A security system comprising four or more cameras, which are linked to a central monitoring, control and recording area. Cameras can be found both internally and externally within factory or commercial hereditaments. Where more than four cameras are employed either large split screens or multiple screens are usually used for monitoring. Recording is now generally on a computer hard drive or DVD / CD-ROM. Systems can form part of an integrated security / observation operation and the pre amble to Class 2 should be studied. (See rateable and non-rateable elements)
Referencing details	It is not intended to rate isolated cameras. A system comprises four or more cameras. The number of cameras should be recorded. CCTV systems for traffic or shopping mall security should not be rated.
Cost information notes	System comprises: - camera, lense, mounting brackets, housing, cabling back to monitoring station, control / recording equipment and display monitors. Installers do not manufacture the equipment but assemble the various component parts to form a bespoke system. There is no additional discount for additional cameras. Total system cost should be built up using listed component costs.
rateable element	Class 2 Table 2 (f) PROTECTION FORM HAZARDS security and alarm systems together with list of accessories 2(i), (v), (vii), (viii)
non rateable element	-
Adjusted Plant and Machinery	Supporting structures (other than mounting brackets that are included in the cost), foundations, security fences, gates, barriers.
Number of items adjusted	-

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

Photo 1 - External system on pole. Photo 2 - Internal camera. Photo 3 - Internal camera, simple b&w wall mounted.

Photo notes

-

Photo1

Photo2

Photo3

Back

Generic Category	Security and Alarm Systems
CG Code	208S05
Specific	Security Camera Systems
Descriptive	Industrial 'Robust' system
Tech1	In terms of price per camera
Tech2	Infra red (b&w systems only)
Unit size	Each
Unit of measurement	Each
ERC	£864
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A security system comprising four or more cameras, which are linked to a central monitoring, control and recording area. Cameras can be found both internally and externally within factory or commercial hereditaments. Where more than four cameras are employed either large split screens or multiple screens are usually used for monitoring. Recording is now generally on a computer hard drive or DVD / CD-ROM. Systems can form part of an integrated security / observation operation and the pre amble to Class 2 should be studied. (See rateable and non-rateable elements)
Referencing details	It is not intended to rate isolated cameras. A system comprises four or more cameras. The number of cameras should be recorded. CCTV systems for traffic or shopping mall security should not be rated. System comprises: - camera, lense, mounting brackets, housing, cabling back to monitoring station, control / recording equipment and display monitors.
Cost information notes	Installers do not manufacture the equipment but assemble the various component parts to form a bespoke system. There is no additional discount for additional cameras. Total system cost should be built up using listed component costs.
rateable element	Class 2 Table 2 (f) PROTECTION FORM HAZARDS security and alarm systems together with list of accessories 2(i), (v), (vii), (viii)
non rateable element	-
Adjusted Plant and Machinery	Supporting structures (other than mounting brackets that are included in the cost), foundations, security fences, gates, barriers.
Number of items adjusted	-

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

Photo 1 - External system on pole. Photo 2 - Internal camera. Photo 3 - Internal camera, simple b&w wall mounted.

Photo notes

-

Photo1

Photo2

Photo3

Back

Generic Category	Security and Alarm Systems
CG Code	208S50
Specific	Security Camera Systems
Descriptive	Modern Digital
Tech1	In terms of installed system
Tech2	4 camera system
Unit size	Each
Unit of measurement	Each
ERC	£1,482
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A security system comprising four or more cameras, which are linked to a central monitoring, control and recording area. Cameras can be found both internally and externally within factory or commercial hereditaments. Where more than four cameras are employed either large split screens or multiple screens are usually used for monitoring. Recording is now generally on a computer hard drive or DVD / CD-ROM. Systems can form part of an integrated security / observation operation and the pre amble to Class 2 should be studied. (See rateable and non-rateable elements)
Referencing details	It is not intended to rate isolated cameras. A system comprises four or more cameras. The number of cameras should be recorded. CCTV systems for traffic or shopping mall security should not be rated. System comprises: - camera, lense, mounting brackets, housing, cabling back to monitoring station, control / recording equipment and display monitors.
Cost information notes	Installers do not manufacture the equipment but assemble the various component parts to form a bespoke system. There is no additional discount for additional cameras. Total system cost should be built up using listed component costs.
rateable element	Class 2 Table 2 (f) PROTECTION FORM HAZARDS security and alarm systems together with list of accessories 2(i), (v), (vii), (viii)
non rateable element	-
Adjusted Plant and Machinery	Supporting structures (other than mounting brackets that are included in the cost), foundations, security fences, gates, barriers.
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - External system on pole. Photo 2 - Internal camera. Photo 3 - Internal camera, simple b&w wall mounted.
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Security and Alarm Systems
CG Code	208S51
Specific	Security Camera Systems
Descriptive	Modern Digital
Tech1	In terms of installed system
Tech2	8 camera system
Unit size	Each
Unit of measurement	Each
ERC	£1,753
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A security system comprising four or more cameras, which are linked to a central monitoring, control and recording area. Cameras can be found both internally and externally within factory or commercial hereditaments. Where more than four cameras are employed either large split screens or multiple screens are usually used for monitoring. Recording is now generally on a computer hard drive or DVD / CD-ROM. Systems can form part of an integrated security / observation operation and the pre amble to Class 2 should be studied. (See rateable and non-rateable elements)
Referencing details	It is not intended to rate isolated cameras. A system comprises four or more cameras. The number of cameras should be recorded. CCTV systems for traffic or shopping mall security should not be rated. System comprises: - camera, lense, mounting brackets, housing, cabling back to monitoring station, control / recording equipment and display monitors.
Cost information notes	Installers do not manufacture the equipment but assemble the various component parts to form a bespoke system. There is no additional discount for additional cameras. Total system cost should be built up using listed component costs.
rateable element	Class 2 Table 2 (f) PROTECTION FORM HAZARDS security and alarm systems together with list of accessories 2(i), (v), (vii), (viii)
non rateable element	-
Adjusted Plant and Machinery	Supporting structures (other than mounting brackets that are included in the cost), foundations, security fences, gates, barriers.
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - External system on pole. Photo 2 - Internal camera. Photo 3 - Internal camera, simple b&w wall mounted.
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Security and Alarm Systems
CG Code	208S52
Specific	Security Camera Systems
Descriptive	Modern Digital
Tech1	In terms of installed system
Tech2	10 camera system
Unit size	Each
Unit of measurement	Each
ERC	£2,191
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A security system comprising four or more cameras, which are linked to a central monitoring, control and recording area. Cameras can be found both internally and externally within factory or commercial hereditaments. Where more than four cameras are employed either large split screens or multiple screens are usually used for monitoring. Recording is now generally on a computer hard drive or DVD / CD-ROM. Systems can form part of an integrated security / observation operation and the pre amble to Class 2 should be studied. (See rateable and non-rateable elements)
Referencing details	It is not intended to rate isolated cameras. A system comprises four or more cameras. The number of cameras should be recorded. CCTV systems for traffic or shopping mall security should not be rated. System comprises: - camera, lense, mounting brackets, housing, cabling back to monitoring station, control / recording equipment and display monitors.
Cost information notes	Installers do not manufacture the equipment but assemble the various component parts to form a bespoke system. There is no additional discount for additional cameras. Total system cost should be built up using listed component costs.
rateable element	Class 2 Table 2 (f) PROTECTION FORM HAZARDS security and alarm systems together with list of accessories 2(i), (v), (vii), (viii)
non rateable element	-
Adjusted Plant and Machinery	Supporting structures (other than mounting brackets that are included in the cost), foundations, security fences, gates, barriers.
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - External system on pole. Photo 2 - Internal camera. Photo 3 - Internal camera, simple b&w wall mounted.
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Security and Alarm Systems
CG Code	208S53
Specific	Security Camera Systems
Descriptive	Modern Digital
Tech1	In terms of installed system
Tech2	12 camera system
Unit size	Each
Unit of measurement	Each
ERC	£2,629
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A security system comprising four or more cameras, which are linked to a central monitoring, control and recording area. Cameras can be found both internally and externally within factory or commercial hereditaments. Where more than four cameras are employed either large split screens or multiple screens are usually used for monitoring. Recording is now generally on a computer hard drive or DVD / CD-ROM. Systems can form part of an integrated security / observation operation and the pre amble to Class 2 should be studied. (See rateable and non-rateable elements)
Referencing details	It is not intended to rate isolated cameras. A system comprises four or more cameras. The number of cameras should be recorded. CCTV systems for traffic or shopping mall security should not be rated. System comprises: - camera, lense, mounting brackets, housing, cabling back to monitoring station, control / recording equipment and display monitors.
Cost information notes	Installers do not manufacture the equipment but assemble the various component parts to form a bespoke system. There is no additional discount for additional cameras. Total system cost should be built up using listed component costs.
rateable element	Class 2 Table 2 (f) PROTECTION FORM HAZARDS security and alarm systems together with list of accessories 2(i), (v), (vii), (viii)
non rateable element	-
Adjusted Plant and Machinery	Supporting structures (other than mounting brackets that are included in the cost), foundations, security fences, gates, barriers.
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - External system on pole. Photo 2 - Internal camera. Photo 3 - Internal camera, simple b&w wall mounted.
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Security and Alarm Systems
CG Code	208S54
Specific	Security Camera Systems
Descriptive	Modern Digital
Tech1	In terms of installed system
Tech2	15 camera system
Unit size	Each
Unit of measurement	Each
ERC	£3,286
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A security system comprising four or more cameras, which are linked to a central monitoring, control and recording area. Cameras can be found both internally and externally within factory or commercial hereditaments. Where more than four cameras are employed either large split screens or multiple screens are usually used for monitoring. Recording is now generally on a computer hard drive or DVD / CD-ROM. Systems can form part of an integrated security / observation operation and the pre amble to Class 2 should be studied. (See rateable and non-rateable elements)
Referencing details	It is not intended to rate isolated cameras. A system comprises four or more cameras. The number of cameras should be recorded. CCTV systems for traffic or shopping mall security should not be rated.
Cost information notes	System comprises: - camera, lense, mounting brackets, housing, cabling back to monitoring station, control / recording equipment and display monitors. Installers do not manufacture the equipment but assemble the various component parts to form a bespoke system. There is no additional discount for additional cameras. Total system cost should be built up using listed component costs.
rateable element	Class 2 Table 2 (f) PROTECTION FORM HAZARDS security and alarm systems together with list of accessories 2(i), (v), (vii), (viii)
non rateable element	-
Adjusted Plant and Machinery	Supporting structures (other than mounting brackets that are included in the cost), foundations, security fences, gates, barriers.
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - External system on pole. Photo 2 - Internal camera. Photo 3 - Internal camera, simple b&w wall mounted.
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Security and Alarm systems
CG Code	33UEL3
Specific	Vibration detection
Descriptive	Attatched to fencing
Tech1	Can be used for virtual zones
Tech2	-
Unit size	m
Unit of measurement	m
ERC	£28
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	System requires detection of vibration
Referencing details	Measure length of boundary protected in metres
Cost information notes	Cost independent of fencing cost
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	CCTV, alarm systems
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M0D10
Specific	Aeration or Oxidation Tanks
Descriptive	Blown air system
Tech1	Over 100.0m³ - 250.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£404
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete tank with base that is normally set below ground level and the outer wall is above ground level. It used for the bacteriological treatment of sewage by oxidising the organic material by blown air. There is usually a safety rail to top of wall.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs exclude any dividing walls and are priced separately. Costs exclude any walkways and mechanical plant (including any blowers and motors, diffused air systems and flow inducers/mixers).
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical aeration or oxidation tanks
Photo notes	-

Photo1

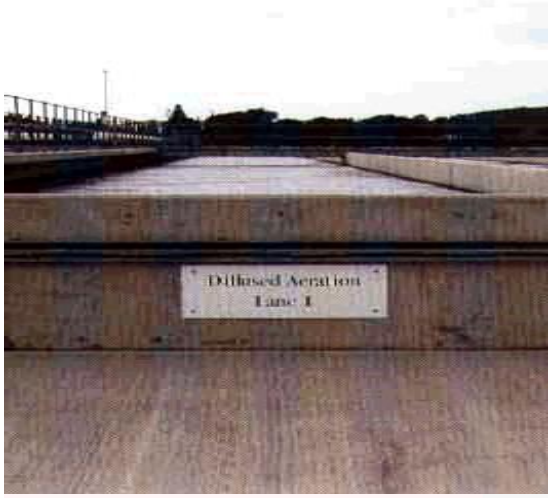


Photo2

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M0D11
Specific	Aeration or Oxidation Tanks
Descriptive	Blown air system
Tech1	Over 250.0m³ - 750.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£283
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete tank with base that is normally set below ground level and the outer wall is above ground level. It used for the bacteriological treatment of sewage by oxidising the organic material by blown air. There is usually a safety rail to top of wall.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs exclude any dividing wall/s and are priced separately. Costs exclude any walkways and mechanical plant (including any blowers and motors, diffused air systems and flow inducers/mixers).
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical aeration or oxidation tanks
Photo notes	-

Photo1

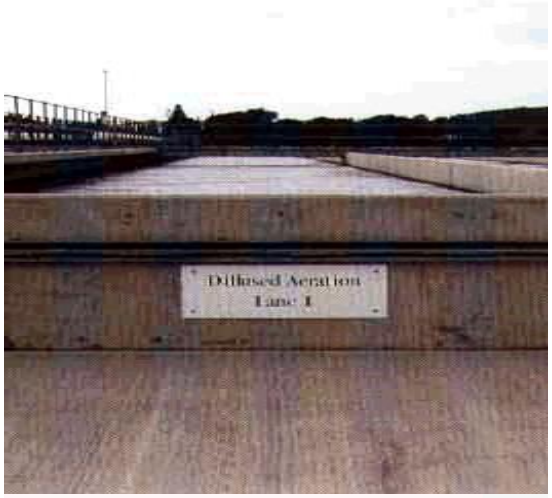


Photo2

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M0D12
Specific	Aeration or Oxidation Tanks
Descriptive	Blown air system
Tech1	Over 750.0m³ - 1500.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£226
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete tank with base that is normally set below ground level and the outer wall is above ground level. It used for the bacteriological treatment of sewage by oxidising the organic material by blown air. There is usually a safety rail to top of wall.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs exclude any dividing wall/s and are priced separately. Costs exclude any walkways and mechanical plant (including any blowers and motors, diffused air systems and flow inducers/mixers).
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical aeration or oxidation tanks
Photo notes	-

Photo1

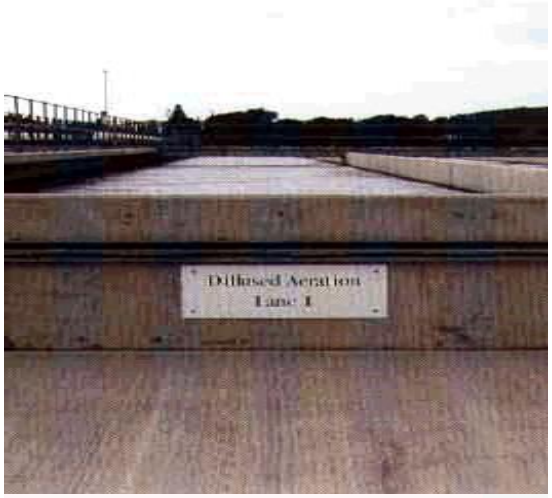


Photo2

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M0D13
Specific	Aeration or Oxidation Tanks
Descriptive	Blown air system
Tech1	Over 1500.0m³ - 2250.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£199
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete tank with base that is normally set below ground level and the outer wall is above ground level. It used for the bacteriological treatment of sewage by oxidising the organic material by blown air. There is usually a safety rail to top of wall.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs exclude any dividing wall/s and are priced separately. Costs exclude any walkways and mechanical plant (including any blowers and motors, diffused air systems and flow inducers/mixers).
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical aeration or oxidation tanks
Photo notes	-

Photo1

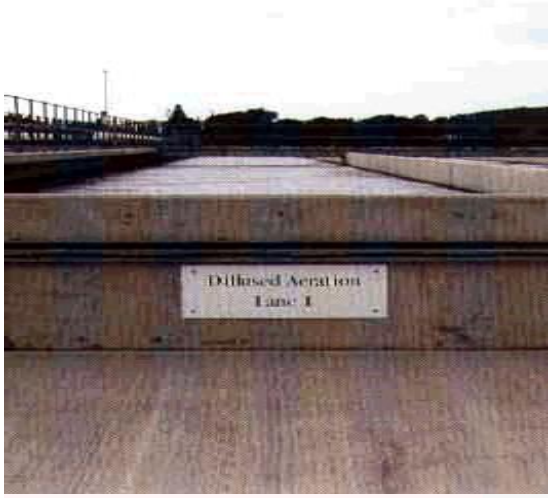


Photo2

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M0D14
Specific	Aeration or Oxidation Tanks
Descriptive	Blown air system
Tech1	Over 2250.0m³ - 3000.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£181
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete tank with base that is normally set below ground level and the outer wall is above ground level. It used for the bacteriological treatment of sewage by oxidising the organic material by blown air. There is usually a safety rail to top of wall.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs exclude any dividing wall/s and are priced separately. Costs exclude any walkways and mechanical plant (including any blowers and motors, diffused air systems and flow inducers/mixers).
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical aeration or oxidation tanks
Photo notes	-

Photo1

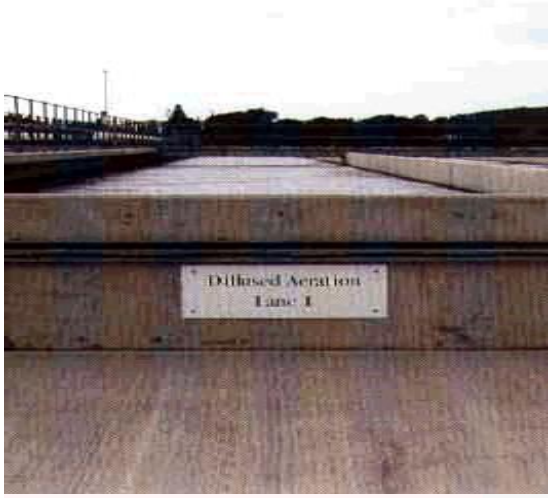


Photo2

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M0D15
Specific	Aeration or Oxidation Tanks
Descriptive	Blown air system
Tech1	Over 3000.0m³ - 5000.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£153
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete tank with base that is normally set below ground level and the outer wall is above ground level. It used for the bacteriological treatment of sewage by oxidising the organic material by blown air. There is usually a safety rail to top of wall.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs exclude any dividing wall/s and are priced separately. Costs exclude any walkways and mechanical plant (including any blowers and motors, diffused air systems and flow inducers/mixers).
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical aeration or oxidation tanks
Photo notes	-

Photo1

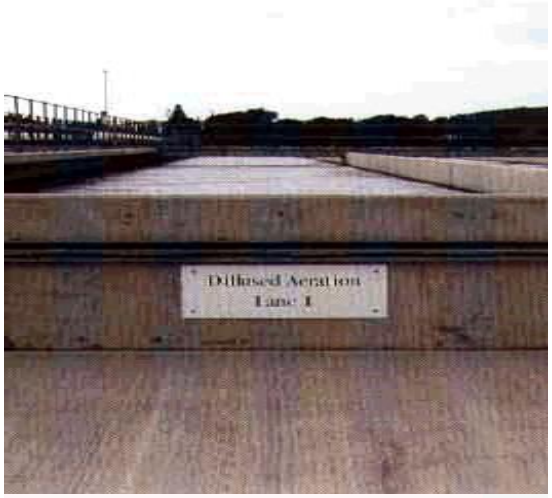


Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0D16
Specific	Aeration or Oxidation Tanks
Descriptive	Blown air system
Tech1	Over 5000.0m³ - 10000.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£122
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete tank with base that is normally set below ground level and the outer wall is above ground level. It used for the bacteriological treatment of sewage by oxidising the organic material by blown air. There is usually a safety rail to top of wall.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs exclude any dividing wall/s and are priced separately. Costs exclude any walkways and mechanical plant (including any blowers and motors, diffused air systems and flow inducers/mixers).
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical aeration or oxidation tanks
Photo notes	-

Photo1

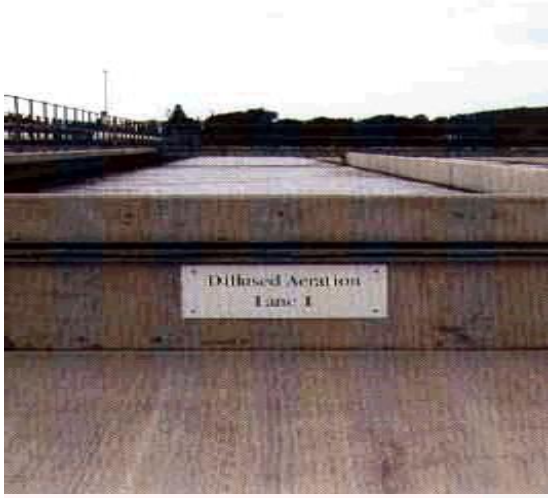

Photo2

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M0D17
Specific	Aeration or Oxidation Tanks
Descriptive	Blown air system
Tech1	Over 10000.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£98
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete tank with base that is normally set below ground level and the outer wall is above ground level. It used for the bacteriological treatment of sewage by oxidising the organic material by blown air. There is usually a safety rail to top of wall.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs exclude any dividing wall/s and are priced separately. Costs exclude any walkways and mechanical plant (including any blowers and motors, diffused air systems and flow inducers/mixers).
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical aeration or oxidation tanks
Photo notes	-

Photo1

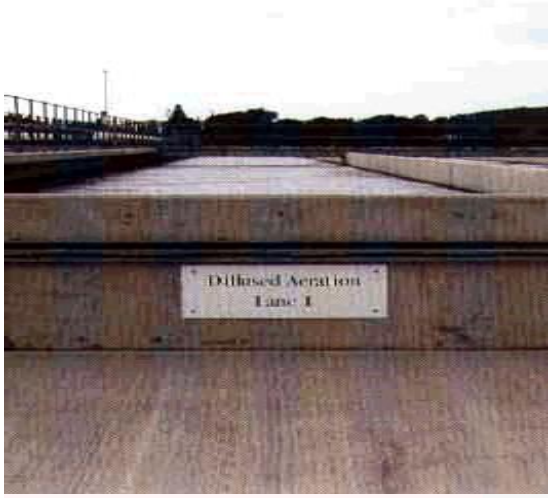

Photo2

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M0D18
Specific	Aeration or Oxidation Tanks
Descriptive	Blown air system
Tech1	Upto 25.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£847
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete tank with base that is normally set below ground level and the outer wall is above ground level. It used for the bacteriological treatment of sewage by oxidising the organic material by blown air. There is usually a safety rail to top of wall.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs exclude any dividing wall/s and are priced separately. Costs exclude any walkways and mechanical plant (including any blowers and motors, diffused air systems and flow inducers/mixers).
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical aeration or oxidation tanks
Photo notes	-

Photo1

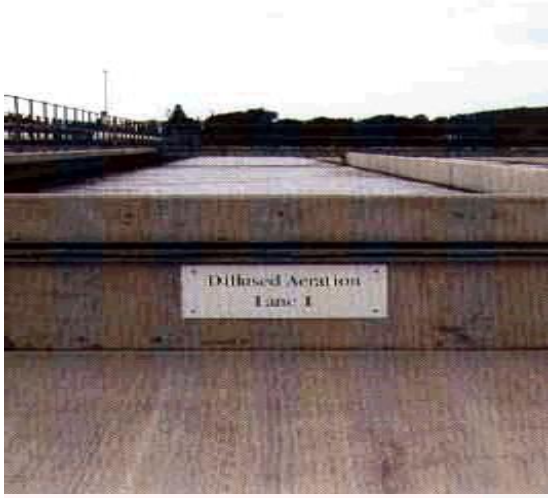

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0D19
Specific	Aeration or Oxidation Tanks
Descriptive	Blown air system
Tech1	Over 25.0m³ - 30.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£800
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete tank with base that is normally set below ground level and the outer wall is above ground level. It used for the bacteriological treatment of sewage by oxidising the organic material by blown air. There is usually a safety rail to top of wall.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs exclude any dividing wall/s and are priced separately. Costs exclude any walkways and mechanical plant (including any blowers and motors, diffused air systems and flow inducers/mixers).
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical aeration or oxidation tanks
Photo notes	-

Photo1

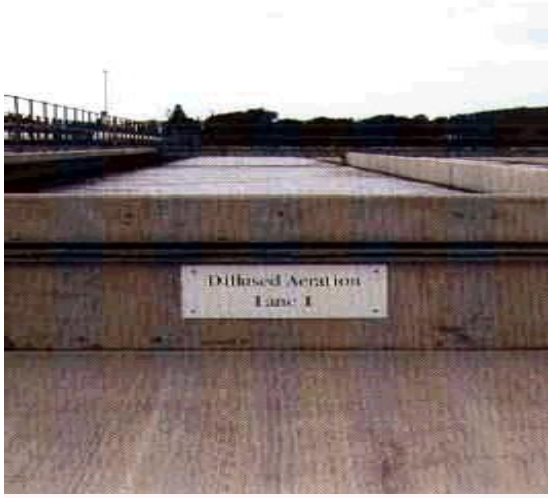

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0D20
Specific	Aeration or Oxidation Tanks
Descriptive	Blown air system
Tech1	Over 30.0m³ - 50.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£678
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete tank with base that is normally set below ground level and the outer wall is above ground level. It used for the bacteriological treatment of sewage by oxidising the organic material by blown air. There is usually a safety rail to top of wall.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs exclude any dividing wall/s and are priced separately. Costs exclude any walkways and mechanical plant (including any blowers and motors, diffused air systems and flow inducers/mixers).
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical aeration or oxidation tanks
Photo notes	-

Photo1

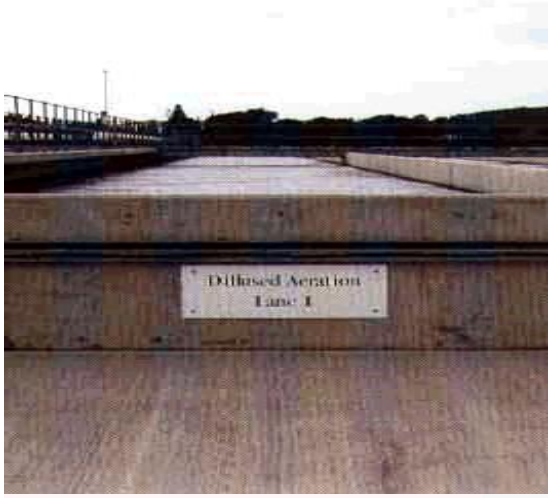

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0D21
Specific	Aeration or Oxidation Tanks
Descriptive	Blown air system
Tech1	Over 50.0m³ - 62.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£632
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete tank with base that is normally set below ground level and the outer wall is above ground level. It used for the bacteriological treatment of sewage by oxidising the organic material by blown air. There is usually a safety rail to top of wall.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs exclude any dividing wall/s and are priced separately. Costs exclude any walkways and mechanical plant (including any blowers and motors, diffused air systems and flow inducers/mixers).
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical aeration or oxidation tanks
Photo notes	-

Photo1

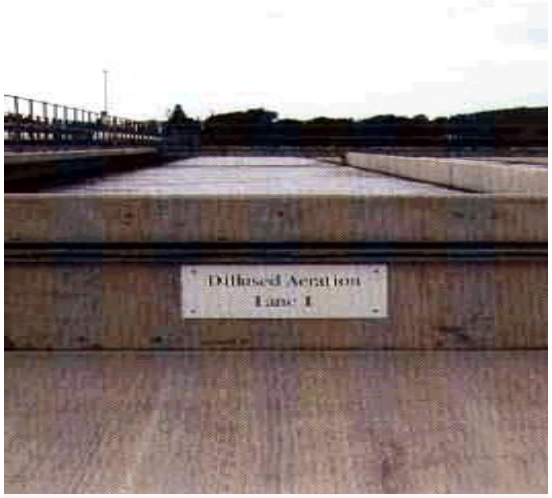

Photo2

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M0D22
Specific	Aeration or Oxidation Tanks
Descriptive	Blown air system
Tech1	Over 62.0m³ - 100.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£542
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete tank with base that is normally set below ground level and the outer wall is above ground level. It used for the bacteriological treatment of sewage by oxidising the organic material by blown air. There is usually a safety rail to top of wall.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs exclude any dividing wall/s and are priced separately. Costs exclude any walkways and mechanical plant (including any blowers and motors, diffused air systems and flow inducers/mixers).
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical aeration or oxidation tanks
Photo notes	-

Photo1

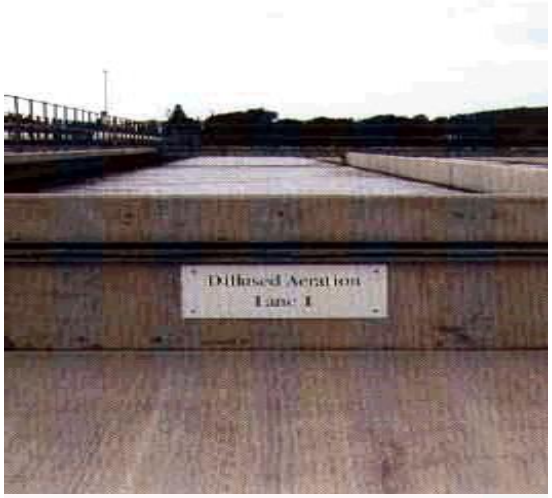

Photo2

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M0D1
Specific	Aeration or Oxidation Tanks
Descriptive	Mechanically agitated
Tech1	250.0m³ - 750.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£305
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete tank with base normally set below ground and the outer wall above ground level. Used for the bacteriological treatment of sewage by mechanical agitators. There is usually a safety rail to the top of the wall.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs are to include the supporting structure (often concrete) for the agitators which will often double up as walkways (handrails to be included). Costs are to exclude any mechanical plant, including the agitators and motors.
rateable element	Class 4 Table 4 Tanks See Paragraphs under Rateable element in sewage works: Definitions and Referencing Aids.
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	-
Number of items adjusted	Security lighting
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Typical mechanically agitated aeration or oxidation tanks

Photo notes -

Photo1

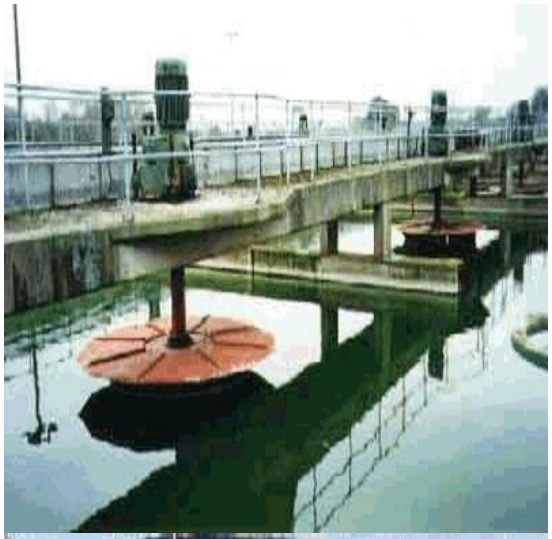

Photo2

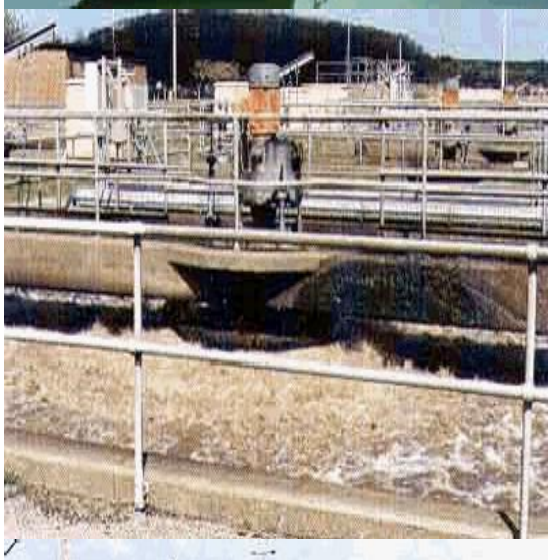

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M0D2
Specific	Aeration or Oxidation Tanks
Descriptive	Mechanically agitated
Tech1	750.0m³ - 1,500m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£240
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete tank with base normally set below ground and the outer wall above ground level. Used for the bacteriological treatment of sewage by mechanical agitators. There is usually a safety rail to the top of the wall.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs are to include the supporting structure (often concrete) for the agitators which will often double up as walkways (handrails to be included). Costs are to exclude any mechanical plant, including the agitators and motors.
rateable element	Class 4 Table 4 Tanks See Paragraphs under Rateable element in sewage works: Definitions and Referencing Aids.
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	-
Number of items adjusted	Security lighting
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Typical mechanically agitated aeration or oxidation tanks

Photo notes -

Photo1

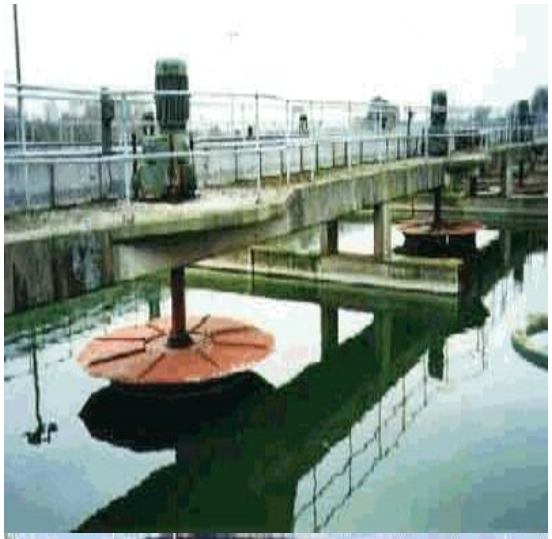

Photo2

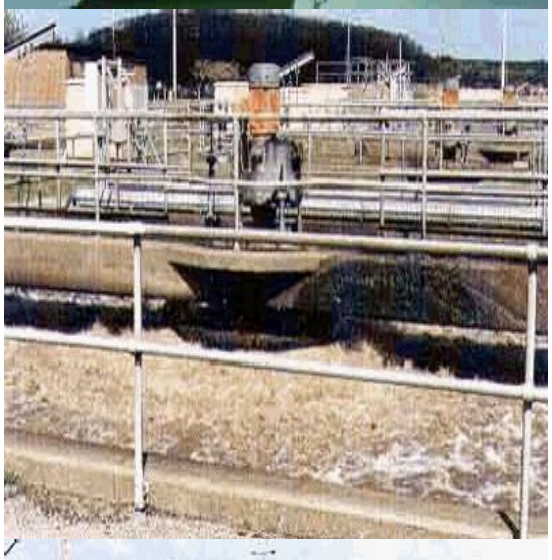

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M0D3
Specific	Aeration or Oxidation Tanks
Descriptive	Mechanically agitated
Tech1	1,500m³ - 2,250m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£208
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete tank with base normally set below ground and the outer wall above ground level. Used for the bacteriological treatment of sewage by mechanical agitators. There is usually a safety rail to the top of the wall.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs are to include the supporting structure (often concrete) for the agitators which will often double up as walkways (handrails to be included). Costs are to exclude any mechanical plant, including the agitators and motors.
rateable element	Class 4 Table 4 Tanks See Paragraphs under Rateable element in sewage works: Definitions and Referencing Aids.
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	-
Number of items adjusted	Security lighting
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Typical mechanically agitated aeration or oxidation tanks

Photo notes -

Photo1

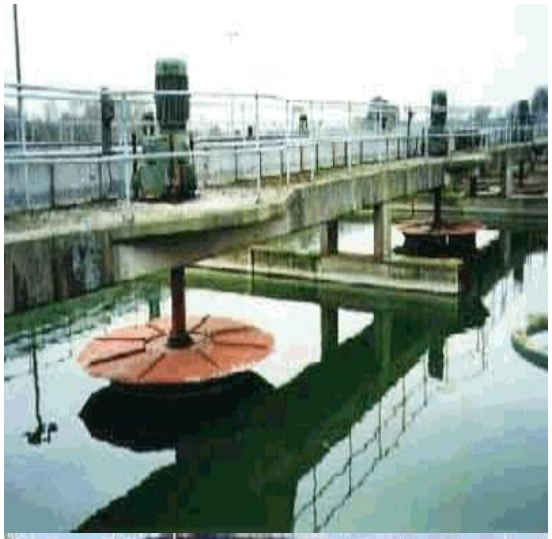

Photo2

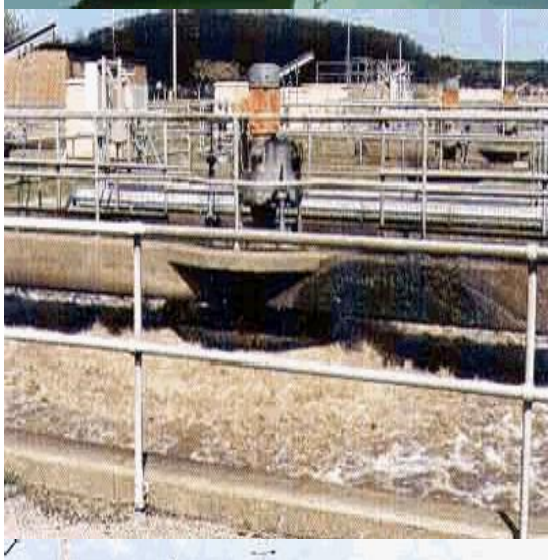

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M0D4
Specific	Aeration or Oxidation Tanks
Descriptive	Mechanically agitated
Tech1	2,250m³ - 3,000m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£189
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete tank with base normally set below ground and the outer wall above ground level. Used for the bacteriological treatment of sewage by mechanical agitators. There is usually a safety rail to the top of the wall.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs are to include the supporting structure (often concrete) for the agitators which will often double up as walkways (handrails to be included). Costs are to exclude any mechanical plant, including the agitators and motors.
rateable element	Class 4 Table 4 Tanks See Paragraphs under Rateable element in sewage works: Definitions and Referencing Aids.
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	-
Number of items adjusted	Security lighting
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Typical mechanically agitated aeration or oxidation tanks

Photo notes -

Photo1

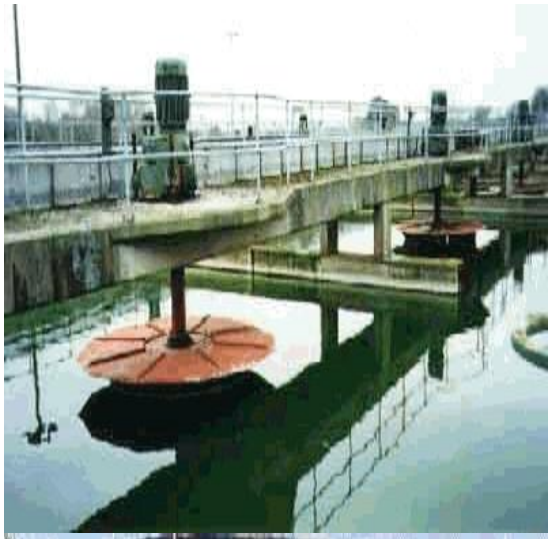

Photo2

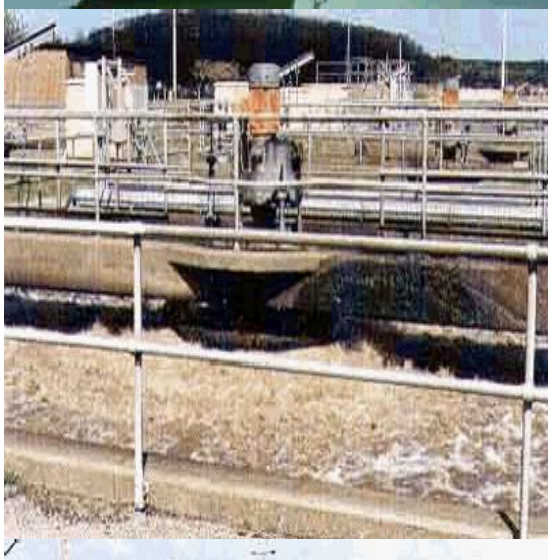

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M0D5
Specific	Aeration or Oxidation Tanks
Descriptive	Mechanically agitated
Tech1	3,000m³ - 5,000m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£158
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete tank with base normally set below ground and the outer wall above ground level. Used for the bacteriological treatment of sewage by mechanical agitators. There is usually a safety rail to the top of the wall.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs are to include the supporting structure (often concrete) for the agitators which will often double up as walkways (handrails to be included). Costs are to exclude any mechanical plant, including the agitators and motors.
rateable element	Class 4 Table 4 Tanks See Paragraphs under Rateable element in sewage works: Definitions and Referencing Aids.
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	-
Number of items adjusted	Security lighting
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Typical mechanically agitated aeration or oxidation tanks

Photo notes -

Photo1

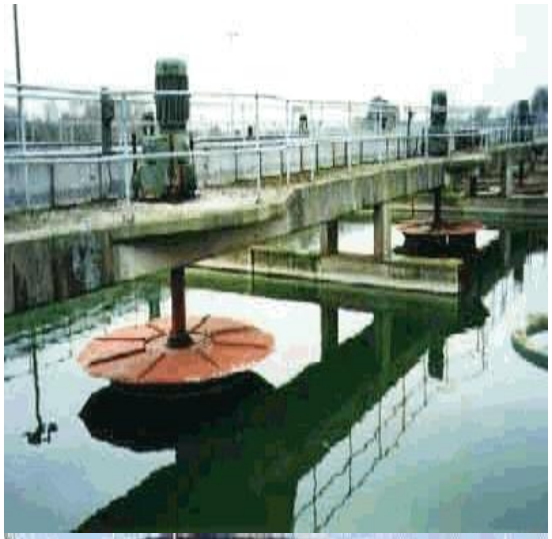

Photo2

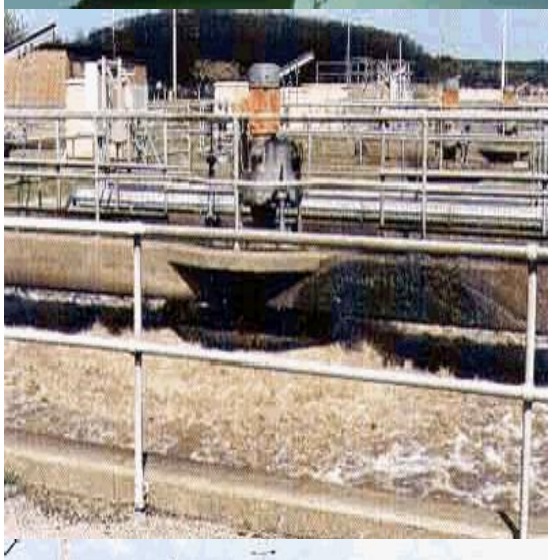

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M0D6
Specific	Aeration or Oxidation Tanks
Descriptive	Mechanically agitated
Tech1	5,000m³ - 10,000m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£124
Superseded codes	205G06
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete tank with base normally set below ground and the outer wall above ground level. Used for the bacteriological treatment of sewage by mechanical agitators. There is usually a safety rail to the top of the wall.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs are to include the supporting structure (often concrete) for the agitators which will often double up as walkways (handrails to be included). Costs are to exclude any mechanical plant, including the agitators and motors.
rateable element	Class 4 Table 4 Tanks See Paragraphs under Rateable element in sewage works: Definitions and Referencing Aids.
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	-
Number of items adjusted	Security lighting
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Typical mechanically agitated aeration or oxidation tanks

Photo notes -

Photo1

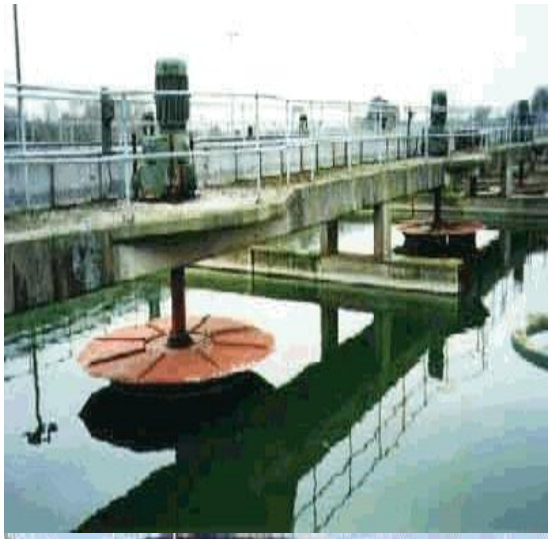

Photo2

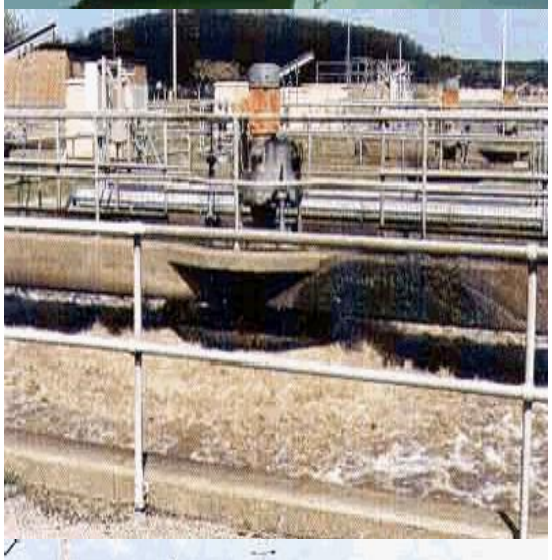

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M0D7
Specific	Aeration or Oxidation Tanks
Descriptive	Mechanically agitated
Tech1	Over 10,000m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£110
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete tank with base normally set below ground and the outer wall above ground level. Used for the bacteriological treatment of sewage by mechanical agitators. There is usually a safety rail to the top of the wall.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs are to include the supporting structure (often concrete) for the agitators which will often double up as walkways (handrails to be included). Costs are to exclude any mechanical plant, including the agitators and motors.
rateable element	Class 4 Table 4 Tanks See Paragraphs under Rateable element in sewage works: Definitions and Referencing Aids.
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	-
Number of items adjusted	Security lighting
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Typical mechanically agitated aeration or oxidation tanks

Photo notes -

Photo1

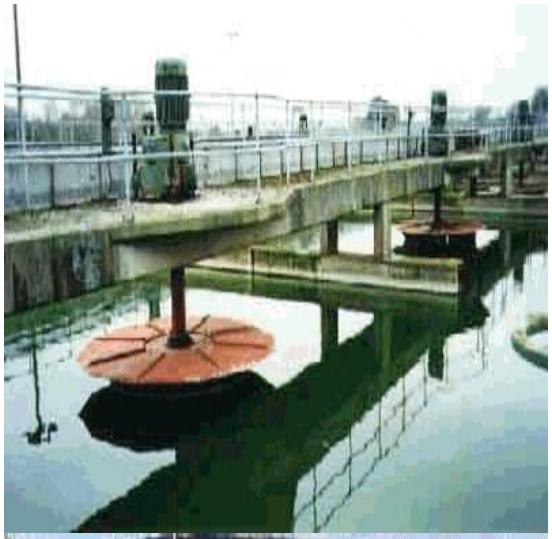

Photo2

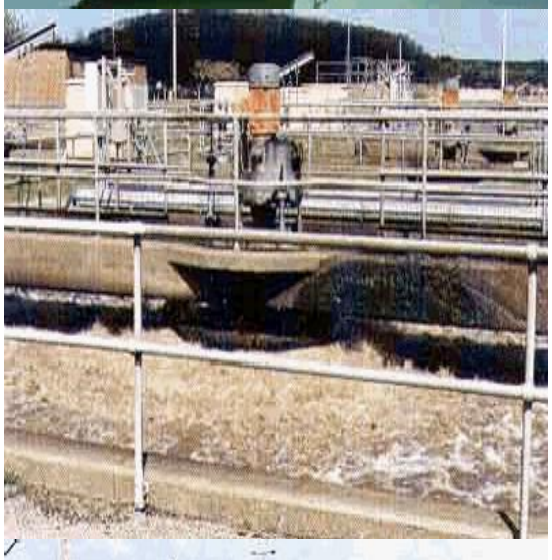

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M0DS
Specific	Aeration or Oxidation Tanks
Descriptive	Mechanically agitated
Tech1	<25.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£994
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete tank with base normally set below ground and the outer wall above ground level. Used for the bacteriological treatment of sewage by mechanical agitators. There is usually a safety rail to the top of the wall.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs are to include the supporting structure (often concrete) for the agitators which will often double up as walkways (handrails to be included). Costs are to exclude any mechanical plant, including the agitators and motors.
rateable element	Class 4 Table 4 Tanks See Paragraphs under Rateable element in sewage works: Definitions and Referencing Aids.
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	-
Number of items adjusted	Security lighting
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Typical mechanically agitated aeration or oxidation tanks

Photo notes -

Photo1

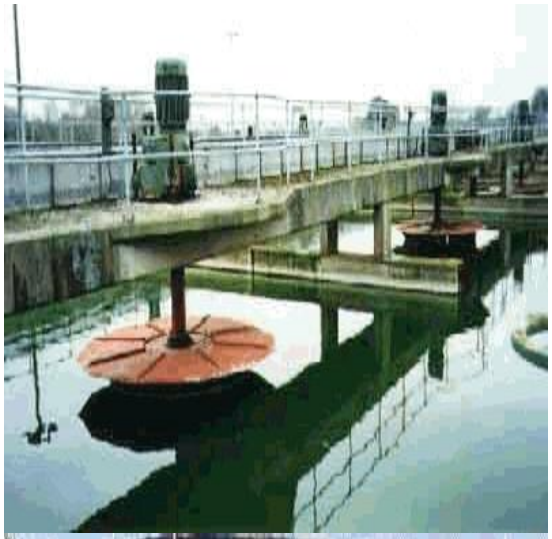

Photo2

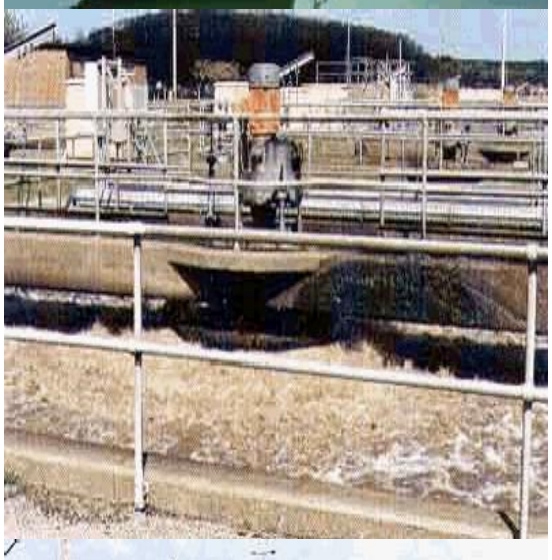

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M0DT
Specific	Aeration or Oxidation Tanks
Descriptive	Mechanically agitated
Tech1	25.0m³ - 30.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£932
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete tank with base normally set below ground and the outer wall above ground level. Used for the bacteriological treatment of sewage by mechanical agitators. There is usually a safety rail to the top of the wall.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs are to include the supporting structure (often concrete) for the agitators which will often double up as walkways (handrails to be included). Costs are to exclude any mechanical plant, including the agitators and motors.
rateable element	Class 4 Table 4 Tanks See Paragraphs under Rateable element in sewage works: Definitions and Referencing Aids.
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	-
Number of items adjusted	Security lighting
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Typical mechanically agitated aeration or oxidation tanks

Photo notes -

Photo1

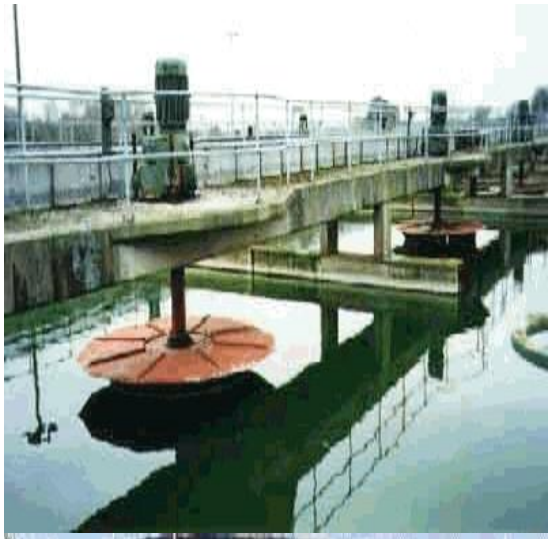

Photo2

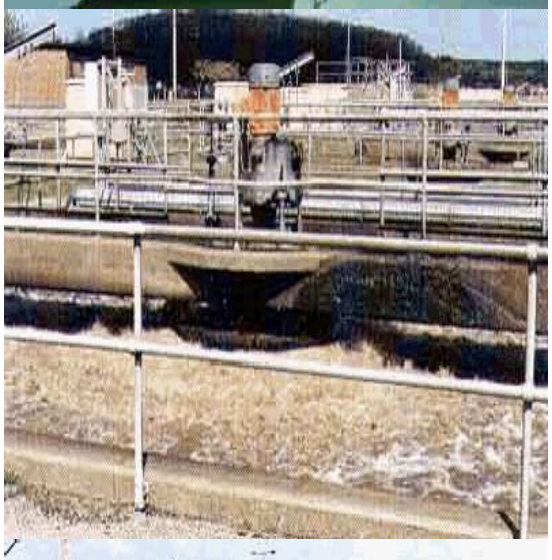

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M0DU
Specific	Aeration or Oxidation Tanks
Descriptive	Mechanically agitated
Tech1	30.0m³ - 50.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£781
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete tank with base normally set below ground and the outer wall above ground level. Used for the bacteriological treatment of sewage by mechanical agitators. There is usually a safety rail to the top of the wall.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs are to include the supporting structure (often concrete) for the agitators which will often double up as walkways (handrails to be included). Costs are to exclude any mechanical plant, including the agitators and motors.
rateable element	Class 4 Table 4 Tanks See Paragraphs under Rateable element in sewage works: Definitions and Referencing Aids.
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	-
Number of items adjusted	Security lighting
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Typical mechanically agitated aeration or oxidation tanks

Photo notes -

Photo1

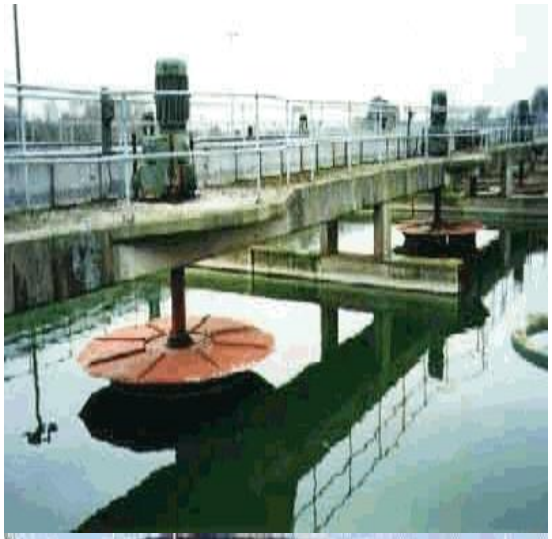

Photo2

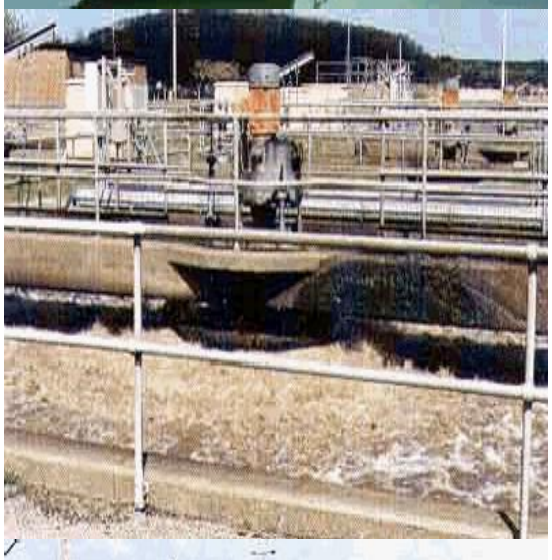

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M0DV
Specific	Aeration or Oxidation Tanks
Descriptive	Mechanically agitated
Tech1	50.0m³ - 62.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£725
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete tank with base normally set below ground and the outer wall above ground level. Used for the bacteriological treatment of sewage by mechanical agitators. There is usually a safety rail to the top of the wall.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs are to include the supporting structure (often concrete) for the agitators which will often double up as walkways (handrails to be included). Costs are to exclude any mechanical plant, including the agitators and motors.
rateable element	Class 4 Table 4 Tanks See Paragraphs under Rateable element in sewage works: Definitions and Referencing Aids.
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	-
Number of items adjusted	Security lighting
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Typical mechanically agitated aeration or oxidation tanks

Photo notes -

Photo1

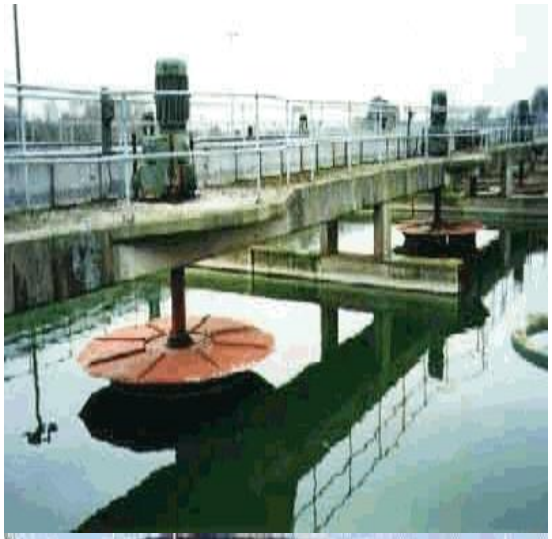

Photo2

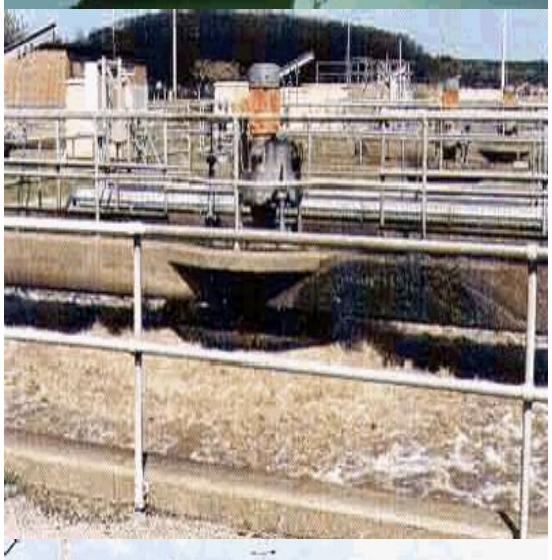

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M0DW
Specific	Aeration or Oxidation Tanks
Descriptive	Mechanically agitated
Tech1	62.0m³ - 100.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£614
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete tank with base normally set below ground and the outer wall above ground level. Used for the bacteriological treatment of sewage by mechanical agitators. There is usually a safety rail to the top of the wall.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs are to include the supporting structure (often concrete) for the agitators which will often double up as walkways (handrails to be included). Costs are to exclude any mechanical plant, including the agitators and motors.
rateable element	Class 4 Table 4 Tanks See Paragraphs under Rateable element in sewage works: Definitions and Referencing Aids.
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	-
Number of items adjusted	Security lighting
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description See page 6 & 7 of 7 of document in Evidence tab

Photo notes -

Photo1

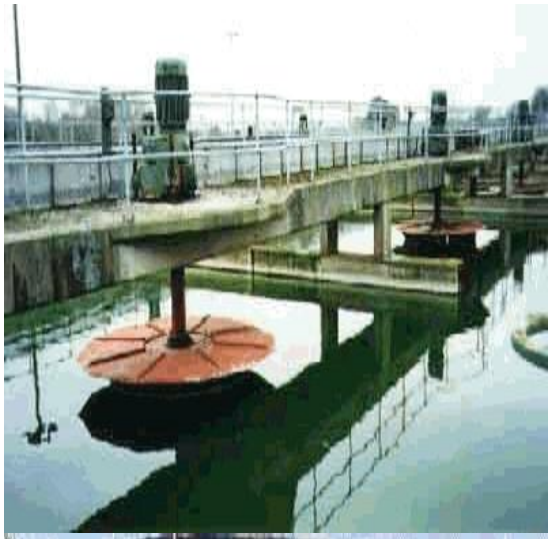

Photo2

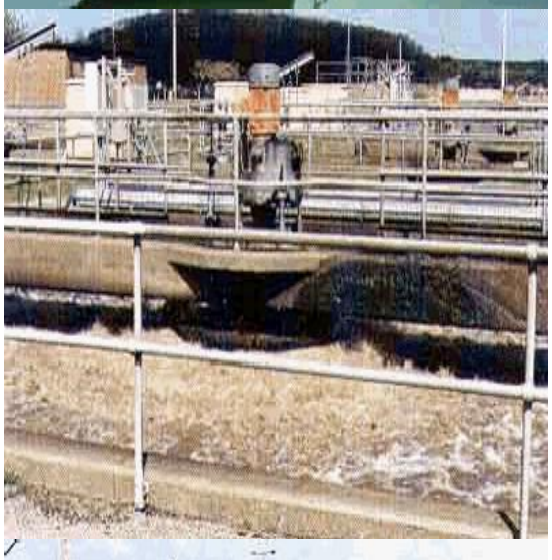

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M0DX
Specific	Aeration or Oxidation Tanks
Descriptive	Mechanically agitated
Tech1	100.0m³ - 250.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£447
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete tank with base normally set below ground and the outer wall above ground level. Used for the bacteriological treatment of sewage by mechanical agitators. There is usually a safety rail to the top of the wall.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs are to include the supporting structure (often concrete) for the agitators which will often double up as walkways (handrails to be included). Costs are to exclude any mechanical plant, including the agitators and motors.
rateable element	Class 4 Table 4 Tanks See Paragraphs under Rateable element in sewage works: Definitions and Referencing Aids.
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	-
Number of items adjusted	Security lighting
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Typical mechanically agitated aeration or oxidation tanks

Photo notes -

Photo1

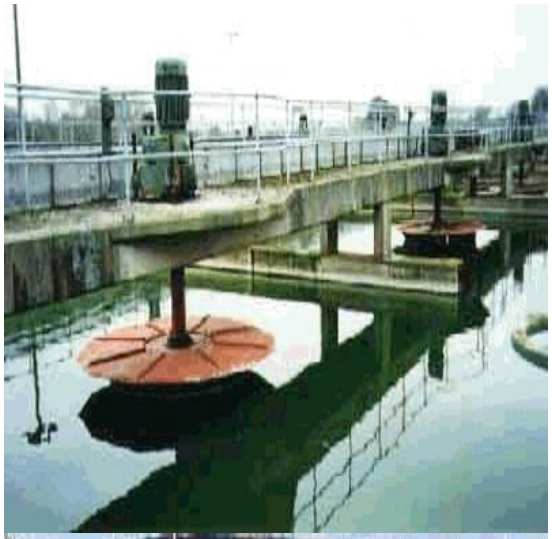

Photo2

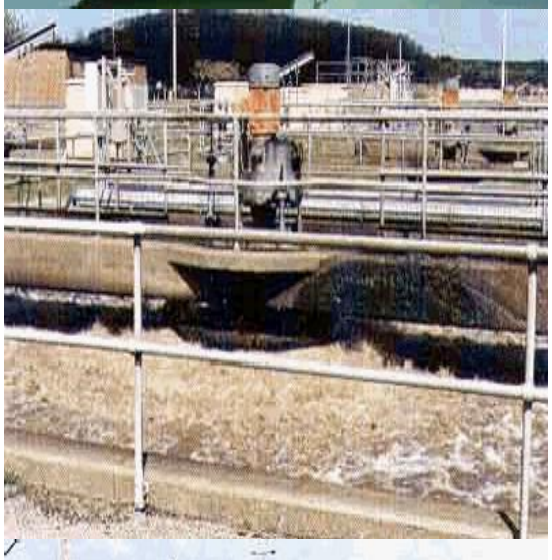

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M1A1
Specific	Archimedean screw housing
Descriptive	Inclined chambers and conduits
Tech1	100.0m3 - 120.0m3
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£4,244
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Used to elevate effluent to a greater height thereby invoking a stronger gravity flow for further stages of treatment. Within the screw house there is normally one chamber in which the bottom end of the screw(s) rest and a further chamber at the top of the screw(s) to receive the elevated effluent. The screws sit in an inclined conduit. There is normally a protective grille over the screw(s). The motor mechanism powering the screw(s) is sometimes located within a housing structure at the top of the screw chamber.
Referencing details	Gross Internal Volume of the whole structure
Cost information notes	The costs include the chambers, the screw pumps and the channel they reside within, screws, protective grills and handrails, the costs do not include the buildings, staircases or any other elements. i.e. meica
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Archimedean screw housing
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M1A2
Specific	Archimedean screw housing
Descriptive	Inclined chambers and conduits
Tech1	120.0m3 - 144.0m3
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£3,936
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Used to elevate effluent to a greater height thereby invoking a stronger gravity flow for further stages of treatment. Within the screw house there is normally one chamber in which the bottom end of the screw(s) rest and a further chamber at the top of the screw(s) to receive the elevated effluent. The screws sit in an inclined conduit. There is normally a protective grille over the screw(s). The motor mechanism powering the screw(s) is sometimes located within a housing structure at the top of the screw chamber.
Referencing details	Gross Internal Volume of the whole structure
Cost information notes	The costs include the chambers, the screw pumps and the channel they reside within, screws, protective grills and handrails, the costs do not include the buildings, staircases or any other elements. i.e. meica
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Archimedean screw housing
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M1A3
Specific	Archimedean screw housing
Descriptive	Inclined chambers and conduits
Tech1	144.0m3 - 240.0m3
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£3,190
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Used to elevate effluent to a greater height thereby invoking a stronger gravity flow for further stages of treatment. Within the screw house there is normally one chamber in which the bottom end of the screw(s) rest and a further chamber at the top of the screw(s) to receive the elevated effluent. The screws sit in an inclined conduit. There is normally a protective grille over the screw(s). The motor mechanism powering the screw(s) is sometimes located within a housing structure at the top of the screw chamber.
Referencing details	Gross Internal Volume of the whole structure
Cost information notes	The costs include the chambers, the screw pumps and the channel they reside within, screws, protective grills and handrails, the costs do not include the buildings, staircases or any other elements. i.e. meica
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Archimedean screw housing
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M1A4
Specific	Archimedean screw housing
Descriptive	Inclined chambers and conduits
Tech1	Over 240.0m3
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£2,399
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Used to elevate effluent to a greater height thereby invoking a stronger gravity flow for further stages of treatment. Within the screw house there is normally one chamber in which the bottom end of the screw(s) rest and a further chamber at the top of the screw(s) to receive the elevated effluent. The screws sit in an inclined conduit. There is normally a protective grille over the screw(s). The motor mechanism powering the screw(s) is sometimes located within a housing structure at the top of the screw chamber.
Referencing details	Gross Internal Volume of the whole structure
Cost information notes	The costs include the chambers, the screw pumps and the channel they reside within, screws, protective grills and handrails, the costs do not include the buildings, staircases or any other elements. i.e. meica
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Archimedean screw housing
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M1AB
Specific	Archimedean screw housing
Descriptive	Inclined chambers and conduits
Tech1	Over 25.0m³ - 30.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£7,798
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Used to elevate effluent to a greater height thereby invoking a stronger gravity flow for further stages of treatment. Within the screw house there is normally one chamber in which the bottom end of the screw(s) rest and a further chamber at the top of the screw(s) to receive the elevated effluent. The screws sit in an inclined conduit. There is normally a protective grille over the screw(s). The motor mechanism powering the screw(s) is sometimes located within a housing structure at the top of the screw chamber.
Referencing details	Gross Internal Volume of the whole structure
Cost information notes	The costs include the chambers, the screw pumps and the channel they reside within, screws, protective grills and handrails, the costs do not include the buildings, staircases or any other elements. i.e. meica
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Archimedean screw housing
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M1AC
Specific	Archimedean screw housing
Descriptive	Inclined chambers and conduits
Tech1	Over 30.0m³ - 50.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£6,679
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Used to elevate effluent to a greater height thereby invoking a stronger gravity flow for further stages of treatment. Within the screw house there is normally one chamber in which the bottom end of the screw(s) rest and a further chamber at the top of the screw(s) to receive the elevated effluent. The screws sit in an inclined conduit. There is normally a protective grille over the screw(s). The motor mechanism powering the screw(s) is sometimes located within a housing structure at the top of the screw chamber.
Referencing details	Gross Internal Volume of the whole structure
Cost information notes	The costs include the chambers, the screw pumps and the channel they reside within, screws, protective grills and handrails, the costs do not include the buildings, staircases or any other elements. i.e. meica
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Archimedean screw housing
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M1AD
Specific	Archimedean screw housing
Descriptive	Inclined chambers and conduits
Tech1	Over 50.0m³ - 62.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£5,812
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Used to elevate effluent to a greater height thereby invoking a stronger gravity flow for further stages of treatment. Within the screw house there is normally one chamber in which the bottom end of the screw(s) rest and a further chamber at the top of the screw(s) to receive the elevated effluent. The screws sit in an inclined conduit. There is normally a protective grille over the screw(s). The motor mechanism powering the screw(s) is sometimes located within a housing structure at the top of the screw chamber.
Referencing details	Gross Internal Volume of the whole structure
Cost information notes	The costs include the chambers, the screw pumps and the channel they reside within, screws, protective grills and handrails, the costs do not include the buildings, staircases or any other elements. i.e. meica
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Archimedean screw housing
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M1AA
Specific	Archimedean screw housing
Descriptive	Inclined chambers and conduits
Tech1	Up to 25.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£8,112
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Used to elevate effluent to a greater height thereby invoking a stronger gravity flow for further stages of treatment. Within the screw house there is normally one chamber in which the bottom end of the screw(s) rest and a further chamber at the top of the screw(s) to receive the elevated effluent. The screws sit in an inclined conduit. There is normally a protective grille over the screw(s). The motor mechanism powering the screw(s) is sometimes located within a housing structure at the top of the screw chamber.
Referencing details	Gross Internal Volume of the whole structure
Cost information notes	The costs include the chambers, the screw pumps and the channel they reside within, screws, protective grills and handrails, the costs do not include the buildings, staircases or any other elements. i.e. meica
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Archimedean screw housing
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M1AE
Specific	Archimedean screw housing
Descriptive	Inclined chambers and conduits
Tech1	Over 62.0m³ - 100.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£4,990
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Used to elevate effluent to a greater height thereby invoking a stronger gravity flow for further stages of treatment. Within the screw house there is normally one chamber in which the bottom end of the screw(s) rest and a further chamber at the top of the screw(s) to receive the elevated effluent. The screws sit in an inclined conduit. There is normally a protective grille over the screw(s). The motor mechanism powering the screw(s) is sometimes located within a housing structure at the top of the screw chamber.
Referencing details	Gross Internal Volume of the whole structure
Cost information notes	The costs include the chambers, the screw pumps and the channel they reside within, screws, protective grills and handrails, the costs do not include the buildings, staircases or any other elements. i.e. meica
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Archimedean screw housing
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M0C1
Specific	Bacteria beds
Descriptive	Circular
Tech1	Over 5.0m - 10.0m diameter
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£575
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Generally circular, (but may be octagonal) reinforced concrete tank usually some 1 metre high with slightly sloping base, which is set at or just below ground level. Tank filled with media which is often in the form of large stone pieces. The intention is to increase the surface area over which the effluent (dirty water) is spread in order that bacteriological action can take place. In certain locations some tanks have stonewalls.
Referencing details	Gross internal Volume (GIV) m3. However, reference is also made to the diameter of the tank
Cost information notes	The costs should exclude the media and any mechanical plant (rotating arm, pumps, and motors etc).
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Bacteria beds
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M0C2
Specific	Bacteria beds
Descriptive	Circular
Tech1	Over 10.0m - 15.0m diameter
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£366
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Generally circular, (but may be octagonal) reinforced concrete tank usually some 1 metre high with slightly sloping base, which is set at or just below ground level. Tank filled with media which is often in the form of large stone pieces. The intention is to increase the surface area over which the effluent (dirty water) is spread in order that bacteriological action can take place. In certain locations some tanks have stonewalls.
Referencing details	Gross internal Volume (GIV) m3. However, reference is also made to the diameter of the tank
Cost information notes	The costs should exclude the media and any mechanical plant (rotating arm, pumps, and motors etc).
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Bacteria beds
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M0C3
Specific	Bacteria beds
Descriptive	Circular
Tech1	Over 15.0m - 20.0m diameter
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£272
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Generally circular, (but may be octagonal) reinforced concrete tank usually some 1 metre high with slightly sloping base, which is set at or just below ground level. Tank filled with media which is often in the form of large stone pieces. The intention is to increase the surface area over which the effluent (dirty water) is spread in order that bacteriological action can take place. In certain locations some tanks have stonewalls.
Referencing details	Gross internal Volume (GIV) m3. However, reference is also made to the diameter of the tank
Cost information notes	The costs should exclude the media and any mechanical plant (rotating arm, pumps, and motors etc).
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Bacteria beds
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0C4
Specific	Bacteria beds
Descriptive	Circular
Tech1	Over 20.0m - 30.0m diameter
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£198
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Generally circular, (but may be octagonal) reinforced concrete tank usually some 1 metre high with slightly sloping base, which is set at or just below ground level. Tank filled with media which is often in the form of large stone pieces. The intention is to increase the surface area over which the effluent (dirty water) is spread in order that bacteriological action can take place. In certain locations some tanks have stonewalls.
Referencing details	Gross internal Volume (GIV) m3. However, reference is also made to the diameter of the tank
Cost information notes	The costs should exclude the media and any mechanical plant (rotating arm, pumps, and motors etc).
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Bacteria beds
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0C5
Specific	Bacteria beds
Descriptive	Circular
Tech1	Over 30.0m - 40.0m diameter
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£147
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Generally circular, (but may be octagonal) reinforced concrete tank usually some 1 metre high with slightly sloping base, which is set at or just below ground level. Tank filled with media which is often in the form of large stone pieces. The intention is to increase the surface area over which the effluent (dirty water) is spread in order that bacteriological action can take place. In certain locations some tanks have stonewalls.
Referencing details	Gross internal Volume (GIV) m3. However, reference is also made to the diameter of the tank
Cost information notes	The costs should exclude the media and any mechanical plant (rotating arm, pumps, and motors etc).
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Bacteria beds
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0C6
Specific	Bacteria beds
Descriptive	Circular
Tech1	Over 40.0m diameter
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£131
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Generally circular, (but may be octagonal) reinforced concrete tank usually some 1 metre high with slightly sloping base, which is set at or just below ground level. Tank filled with media which is often in the form of large stone pieces. The intention is to increase the surface area over which the effluent (dirty water) is spread in order that bacteriological action can take place. In certain locations some tanks have stonewalls.
Referencing details	Gross internal Volume (GIV) m3. However, reference is also made to the diameter of the tank
Cost information notes	The costs should exclude the media and any mechanical plant (rotating arm, pumps, and motors etc).
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Bacteria beds
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0CX
Specific	Bacteria beds
Descriptive	Circular
Tech1	Under 5.0m diameter
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£824
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Generally circular, (but may be octagonal) reinforced concrete tank usually some 1 metre high with slightly sloping base, which is set at or just below ground level. Tank filled with media which is often in the form of large stone pieces. The intention is to increase the surface area over which the effluent (dirty water) is spread in order that bacteriological action can take place. In certain locations some tanks have stonewalls.
Referencing details	Gross internal Volume (GIV) m3. However, reference is also made to the diameter of the tank
Cost information notes	The costs should exclude the media and any mechanical plant (rotating arm, pumps, and motors etc).
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Bacteria beds
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0XY
Specific	Bacteria beds
Descriptive	Rectangular
Tech1	Over 2000m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£116
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Large rectangular Bacterial Beds usually in excess of 2,000m3 Gross Internal Volume. Tanks are filled with media which is often in the form of large stone pieces. The intention is to increase the surface area over which the effluent (dirty water) is spread in order that bacteriological action can take place. The costs include any inlet/outlet weir, and any conduits and chambers. The costs exclude the media, any mechanical plant, rail track and any walkways, stairs, or buildings.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Bacteria beds
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M1B2
Specific	Bio disk - pits
Descriptive	Earth pit backfilled
Tech1	Reinforced concrete base to pit
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£206
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	This unit is constructed of Glass Reinforced Plastic (GRP). The unit has within it a moving part (usually a disk), which is impregnated with biological organisms. When the surface of this moving part comes into contact with the effluent within the unit, the organisms on the moving part interact with and neutralise many of the harmful bacteria in the effluent. Bio Disk units are used both as part of the treatment process in medium to small works, and often as a self-contained treatment process for single dwellings or for small works. These units are generally sunk into the ground, but this is not always the case. Where a unit is sunk into the ground there may be a concrete foundation underneath the unit if the load bearing capacity of the soil is not sufficient. The gap between the unit and the pit wall is then backfilled with either concrete or pea shingle. Where the ground has a particularly high-water table level the Bio Disk Unit may be set within its own concrete pit. Similar- Submerged aeration filters (SAF plants) and other similar GRP units will also be set into the ground.
Referencing details	Additional cost of reinforced concrete base slab to pit ref 63M1B1. Cost provided as £/m2.
Cost information notes	Costs in for all these items are to exclude the provision of handrails, access stairs or internal walls. They are also to exclude the mechanical plant including the disk itself and any motors.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sewage treatment works
CG Code	63M1B3
Specific	Bio disk - pits
Descriptive	Earth pit backfilled
Tech1	Reinforced concrete base to pit
Tech2	Plain concrete or pea shingle
Unit size	-
Unit of measurement	m3
ERC	£99
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	This unit is constructed of Glass Reinforced Plastic (GRP). The unit has within it a moving part (usually a disk), which is impregnated with biological organisms. When the surface of this moving part comes into contact with the effluent within the unit, the organisms on the moving part interact with and neutralise many of the harmful bacteria in the effluent. Bio Disk units are used both as part of the treatment process in medium to small works, and often as a self-contained treatment process for single dwellings or for small works. These units are generally sunk into the ground, but this is not always the case. Where a unit is sunk into the ground there may be a concrete foundation underneath the unit if the load bearing capacity of the soil is not sufficient. The gap between the unit and the pit wall is then backfilled with either concrete or pea shingle. Where the ground has a particularly high-water table level the Bio Disk Unit may be set within its own concrete pit. Similar- Submerged aeration filters (SAF plants) and other similar GRP units will also be set into the ground.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs in for all these items are to exclude the provision of handrails, access stairs or internal walls. They are also to exclude the mechanical plant including the disk itself and any motors.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sewage treatment works
CG Code	63M1B5
Specific	Bio disk - pits
Descriptive	Earth pit backfilled
Tech1	Reinforced concrete base to pit
Tech2	Plain concrete backfilling and GRP casing
Unit size	-
Unit of measurement	m3
ERC	£315
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	This unit is constructed of Glass Reinforced Plastic (GRP). The unit has within it a moving part (usually a disk), which is impregnated with biological organisms. When the surface of this moving part comes into contact with the effluent within the unit, the organisms on the moving part interact with and neutralise many of the harmful bacteria in the effluent. Bio Disk units are used both as part of the treatment process in medium to small works, and often as a self-contained treatment process for single dwellings or for small works. These units are generally sunk into the ground, but this is not always the case. Where a unit is sunk into the ground there may be a concrete foundation underneath the unit if the load bearing capacity of the soil is not sufficient. The gap between the unit and the pit wall is then backfilled with either concrete or pea shingle. Where the ground has a particularly high-water table level the Bio Disk Unit may be set within its own concrete pit. Similar- Submerged aeration filters (SAF plants) and other similar GRP units will also be set into the ground.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs in for all these items are to exclude the provision of handrails, access stairs or internal walls. They are also to exclude the mechanical plant including the disk itself and any motors.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sewage treatment works
CG Code	63M1B1
Specific	Bio disk - pits
Descriptive	Earth pit backfilled
Tech1	Without base
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£25
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	This unit is constructed of Glass Reinforced Plastic (GRP). The unit has within it a moving part (usually a disk), which is impregnated with biological organisms. When the surface of this moving part comes into contact with the effluent within the unit, the organisms on the moving part interact with and neutralise many of the harmful bacteria in the effluent. Bio Disk units are used both as part of the treatment process in medium to small works, and often as a self-contained treatment process for single dwellings or for small works. These units are generally sunk into the ground, but this is not always the case. Where a unit is sunk into the ground there may be a concrete foundation underneath the unit if the load bearing capacity of the soil is not sufficient. The gap between the unit and the pit wall is then backfilled with either concrete or pea shingle. Where the ground has a particularly high-water table level the Bio Disk Unit may be set within its own concrete pit. Similar- Submerged aeration filters (SAF plants) and other similar GRP units will also be set into the ground.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs in for all these items are to exclude the provision of handrails, access stairs or internal walls. They are also to exclude the mechanical plant including the disk itself and any motors.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sewage treatment works
CG Code	63M1B4
Specific	Bio disk - pits
Descriptive	Reinforced concrete tank
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£231
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	This unit is constructed of Glass Reinforced Plastic (GRP). The unit has within it a moving part (usually a disk), which is impregnated with biological organisms. When the surface of this moving part comes into contact with the effluent within the unit, the organisms on the moving part interact with and neutralise many of the harmful bacteria in the effluent. Bio Disk units are used both as part of the treatment process in medium to small works, and often as a self-contained treatment process for single dwellings or for small works. These units are generally sunk into the ground, but this is not always the case. Where a unit is sunk into the ground there may be a concrete foundation underneath the unit if the load bearing capacity of the soil is not sufficient. The gap between the unit and the pit wall is then backfilled with either concrete or pea shingle. Where the ground has a particularly high-water table level the Bio Disk Unit may be set within its own concrete pit. Similar- Submerged aeration filters (SAF plants) and other similar GRP units will also be set into the ground.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs in for all these items are to exclude the provision of handrails, access stairs or internal walls. They are also to exclude the mechanical plant including the disk itself and any motors.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sewage treatment works
CG Code	63MR54
Specific	Bio-gas holders
Descriptive	Concrete base slab = 131m²
Tech1	570m³ tank
Tech2	400mm thick base
Unit size	-
Unit of measurement	Each
ERC	£42,342
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The double membrane biogas storage tank has been developed for low-pressure dry gas storage. The outer membrane is made from polyester fabrics with special PVC surface treatment and acrylate finish and has strengthening bands where each panel is welded to the next. The inner tank, which is more flexible than the outer, consists of a bottom membrane sealed to an inner membrane. There are pipes built into the concrete foundations, which are sealed where they pass through the bottom membrane. These are for gas supply and discharge. A separate pipe is installed for condensation discharge. The tank is anchored to the reinforced concrete foundation by an anchorage ring, which is cast into the slab and sealed to the bottom membrane.
Referencing details	Gross Volume m3 of the sphere.
Cost information notes	Costs include excavation, construction of a tank base, anchor ring, collar, and pipe connections for the storage tank only. Costs exclude foundations associated with condensate chambers, lightning protection, surrounding paving, interconnecting pipework between gas holding tank and any other equipment outside of the perimeter of the tank.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Typical Bio-gas holders

Photo notes -

Photo1

Photo2

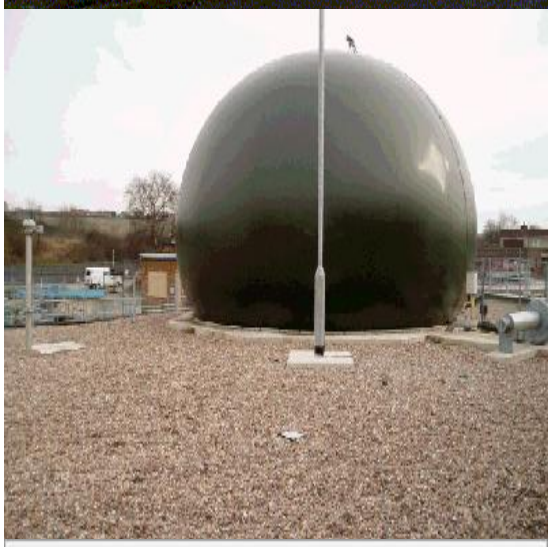

Photo3

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Generic Category	Sewage treatment works
CG Code	63MR55
Specific	Bio-gas holders
Descriptive	Concrete base slab = 156m²
Tech1	780m³ tank
Tech2	450mm thick base
Unit size	-
Unit of measurement	Each
ERC	£48,635
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The double membrane biogas storage tank has been developed for low-pressure dry gas storage. The outer membrane is made from polyester fabrics with special PVC surface treatment and acrylate finish and has strengthening bands where each panel is welded to the next. The inner tank, which is more flexible than the outer, consists of a bottom membrane sealed to an inner membrane. There are pipes built into the concrete foundations, which are sealed where they pass through the bottom membrane. These are for gas supply and discharge. A separate pipe is installed for condensation discharge. The tank is anchored to the reinforced concrete foundation by an anchorage ring, which is cast into the slab and sealed to the bottom membrane.
Referencing details	Gross Volume m3 of the sphere.
Cost information notes	Costs include excavation, construction of a tank base, anchor ring, collar, and pipe connections for the storage tank only. Costs exclude foundations associated with condensate chambers, lightning protection, surrounding paving, interconnecting pipework between gas holding tank and any other equipment outside of the perimeter of the tank.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Typical Bio-gas holders

Photo notes -

Photo1

Photo2

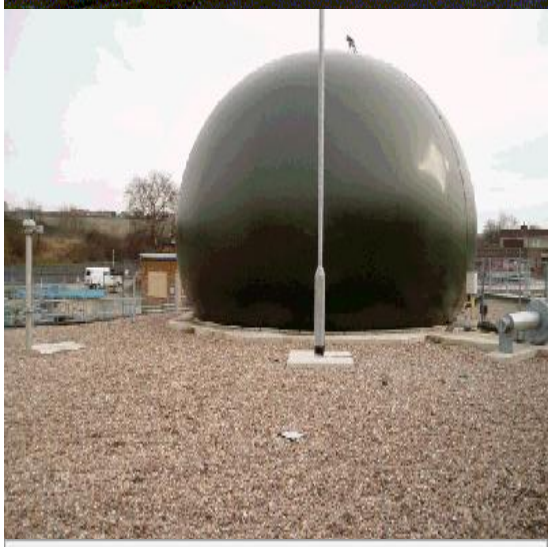

Photo3

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Generic Category	Sewage treatment works
CG Code	63MR56
Specific	Bio-gas holders
Descriptive	Concrete base slab = 184m²
Tech1	1040m³ tank
Tech2	450mm thick base
Unit size	-
Unit of measurement	Each
ERC	£55,226
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The double membrane biogas storage tank has been developed for low-pressure dry gas storage. The outer membrane is made from polyester fabrics with special PVC surface treatment and acrylate finish and has strengthening bands where each panel is welded to the next. The inner tank, which is more flexible than the outer, consists of a bottom membrane sealed to an inner membrane. There are pipes built into the concrete foundations, which are sealed where they pass through the bottom membrane. These are for gas supply and discharge. A separate pipe is installed for condensation discharge. The tank is anchored to the reinforced concrete foundation by an anchorage ring, which is cast into the slab and sealed to the bottom membrane.
Referencing details	Gross Volume m3 of the sphere.
Cost information notes	Costs include excavation, construction of a tank base, anchor ring, collar, and pipe connections for the storage tank only. Costs exclude foundations associated with condensate chambers, lightning protection, surrounding paving, interconnecting pipework between gas holding tank and any other equipment outside of the perimeter of the tank.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Typical Bio-gas holders

Photo notes -

Photo1

Photo2

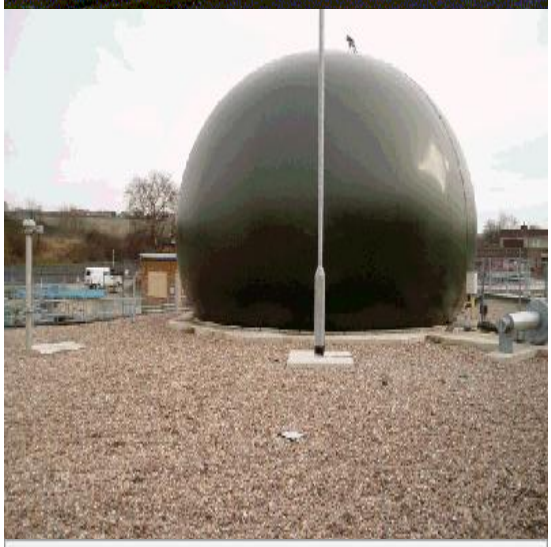

Photo3

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Generic Category	Sewage treatment works
CG Code	63MR57
Specific	Bio-gas holders
Descriptive	Concrete base slab = 214m²
Tech1	1350m³ tank
Tech2	600mm thick base
Unit size	-
Unit of measurement	Each
ERC	£61,974
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The double membrane biogas storage tank has been developed for low-pressure dry gas storage. The outer membrane is made from polyester fabrics with special PVC surface treatment and acrylate finish and has strengthening bands where each panel is welded to the next. The inner tank, which is more flexible than the outer, consists of a bottom membrane sealed to an inner membrane. There are pipes built into the concrete foundations, which are sealed where they pass through the bottom membrane. These are for gas supply and discharge. A separate pipe is installed for condensation discharge. The tank is anchored to the reinforced concrete foundation by an anchorage ring, which is cast into the slab and sealed to the bottom membrane.
Referencing details	Gross Volume m3 of the sphere.
Cost information notes	Costs include excavation, construction of a tank base, anchor ring, collar, and pipe connections for the storage tank only. Costs exclude foundations associated with condensate chambers, lightning protection, surrounding paving, interconnecting pipework between gas holding tank and any other equipment outside of the perimeter of the tank.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Typical Bio-gas holders

Photo notes -

Photo1

Photo2

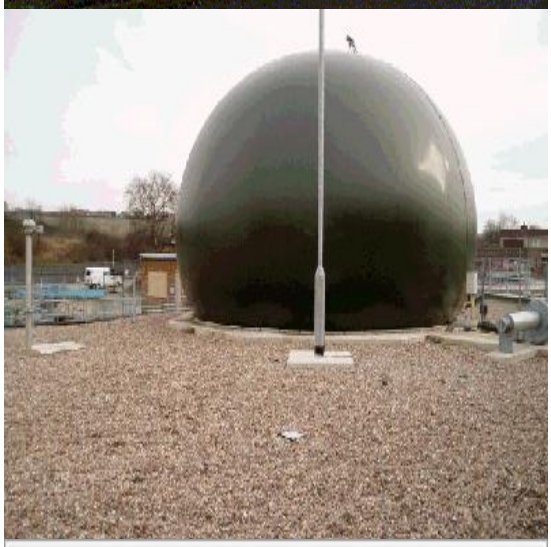

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63MR58
Specific	Bio-gas holders
Descriptive	Concrete base slab = 247m²
Tech1	1720m³ tank
Tech2	600mm thick base
Unit size	-
Unit of measurement	Each
ERC	£68,975
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The double membrane biogas storage tank has been developed for low-pressure dry gas storage. The outer membrane is made from polyester fabrics with special PVC surface treatment and acrylate finish and has strengthening bands where each panel is welded to the next. The inner tank, which is more flexible than the outer, consists of a bottom membrane sealed to an inner membrane. There are pipes built into the concrete foundations, which are sealed where they pass through the bottom membrane. These are for gas supply and discharge. A separate pipe is installed for condensation discharge. The tank is anchored to the reinforced concrete foundation by an anchorage ring, which is cast into the slab and sealed to the bottom membrane.
Referencing details	Gross Volume m3 of the sphere.
Cost information notes	Costs include excavation, construction of a tank base, anchor ring, collar, and pipe connections for the storage tank only. Costs exclude foundations associated with condensate chambers, lightning protection, surrounding paving, interconnecting pipework between gas holding tank and any other equipment outside of the perimeter of the tank.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Typical Bio-gas holders

Photo notes -

Photo1

Photo2

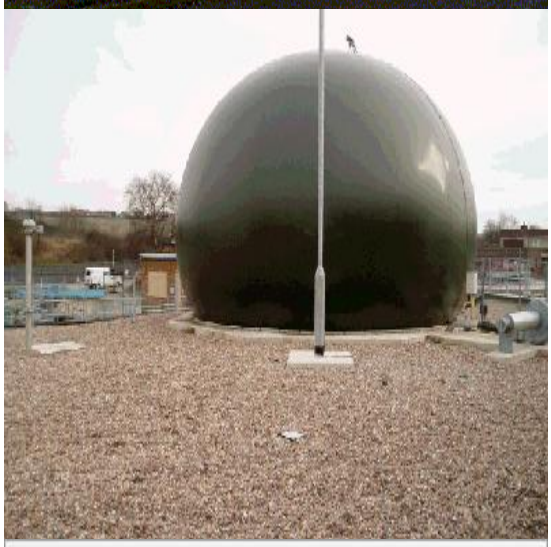

Photo3

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Generic Category	Sewage treatment works
CG Code	63MR59
Specific	Bio-gas holders
Descriptive	Concrete base slab = 281m²
Tech1	2150m³ tank
Tech2	600mm thick base
Unit size	-
Unit of measurement	Each
ERC	£76,121
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The double membrane biogas storage tank has been developed for low-pressure dry gas storage. The outer membrane is made from polyester fabrics with special PVC surface treatment and acrylate finish and has strengthening bands where each panel is welded to the next. The inner tank, which is more flexible than the outer, consists of a bottom membrane sealed to an inner membrane. There are pipes built into the concrete foundations, which are sealed where they pass through the bottom membrane. These are for gas supply and discharge. A separate pipe is installed for condensation discharge. The tank is anchored to the reinforced concrete foundation by an anchorage ring, which is cast into the slab and sealed to the bottom membrane.
Referencing details	Gross Volume m3 of the sphere.
Cost information notes	Costs include excavation, construction of a tank base, anchor ring, collar, and pipe connections for the storage tank only. Costs exclude foundations associated with condensate chambers, lightning protection, surrounding paving, interconnecting pipework between gas holding tank and any other equipment outside of the perimeter of the tank.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Typical Bio-gas holders

Photo notes -

Photo1

Photo2

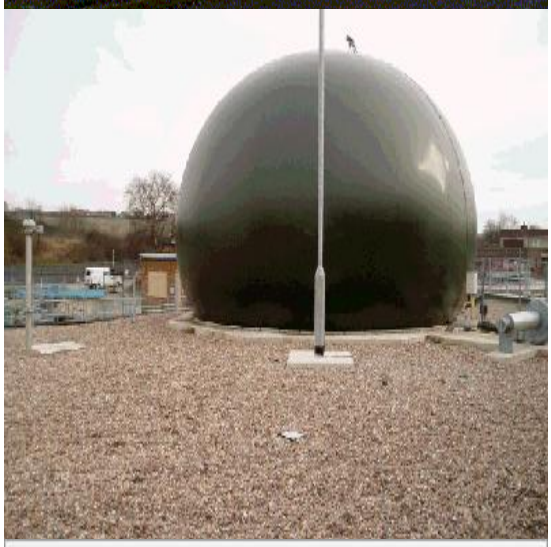

Photo3

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Generic Category	Sewage treatment works
CG Code	63MR50
Specific	Bio-gas holders
Descriptive	Concrete base slab = 60m²
Tech1	100m³ tank
Tech2	300mm thick base
Unit size	-
Unit of measurement	Each
ERC	£19,625
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The double membrane biogas storage tank has been developed for low-pressure dry gas storage. The outer membrane is made from polyester fabrics with special PVC surface treatment and acrylate finish and has strengthening bands where each panel is welded to the next. The inner tank, which is more flexible than the outer, consists of a bottom membrane sealed to an inner membrane. There are pipes built into the concrete foundations, which are sealed where they pass through the bottom membrane. These are for gas supply and discharge. A separate pipe is installed for condensation discharge. The tank is anchored to the reinforced concrete foundation by an anchorage ring, which is cast into the slab and sealed to the bottom membrane.
Referencing details	Gross Volume m3 of the sphere.
Cost information notes	Costs include excavation, construction of a tank base, anchor ring, collar, and pipe connections for the storage tank only. Costs exclude foundations associated with condensate chambers, lightning protection, surrounding paving, interconnecting pipework between gas holding tank and any other equipment outside of the perimeter of the tank.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Typical Bio-gas holders

Photo notes -

Photo1

Photo2

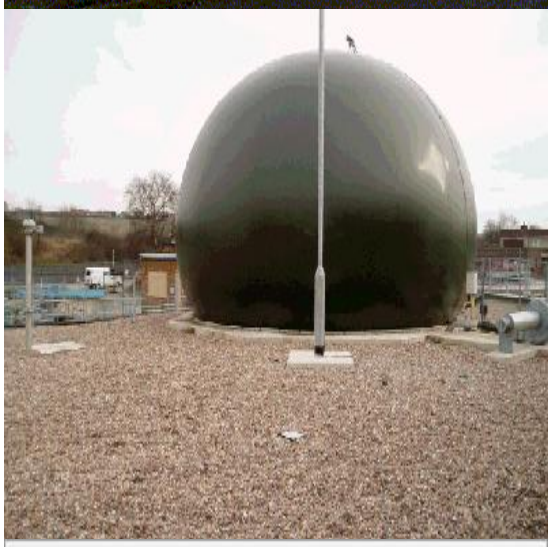

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63MR51
Specific	Bio-gas holders
Descriptive	Concrete base slab = 67m²
Tech1	170m³ tank
Tech2	300mm thick base
Unit size	-
Unit of measurement	Each
ERC	£24,809
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The double membrane biogas storage tank has been developed for low-pressure dry gas storage. The outer membrane is made from polyester fabrics with special PVC surface treatment and acrylate finish and has strengthening bands where each panel is welded to the next. The inner tank, which is more flexible than the outer, consists of a bottom membrane sealed to an inner membrane. There are pipes built into the concrete foundations, which are sealed where they pass through the bottom membrane. These are for gas supply and discharge. A separate pipe is installed for condensation discharge. The tank is anchored to the reinforced concrete foundation by an anchorage ring, which is cast into the slab and sealed to the bottom membrane.
Referencing details	Gross Volume m3 of the sphere.
Cost information notes	Costs include excavation, construction of a tank base, anchor ring, collar, and pipe connections for the storage tank only. Costs exclude foundations associated with condensate chambers, lightning protection, surrounding paving, interconnecting pipework between gas holding tank and any other equipment outside of the perimeter of the tank.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Typical Bio-gas holders

Photo notes -

Photo1

Photo2

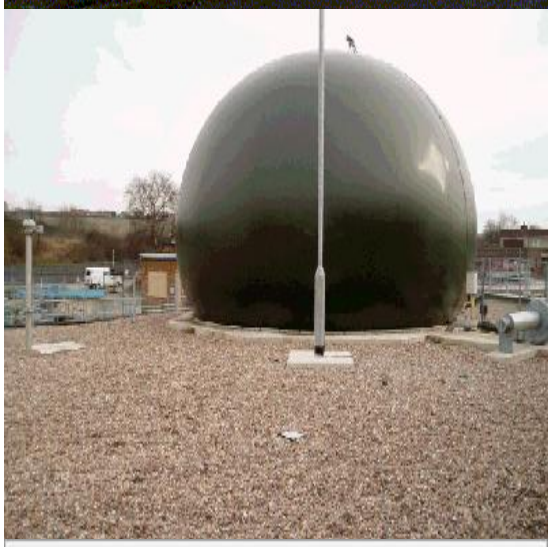

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63MR52
Specific	Bio-gas holders
Descriptive	Concrete base slab = 86m²
Tech1	270m³ tank
Tech2	300mm thick base
Unit size	-
Unit of measurement	Each
ERC	£30,436
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The double membrane biogas storage tank has been developed for low-pressure dry gas storage. The outer membrane is made from polyester fabrics with special PVC surface treatment and acrylate finish and has strengthening bands where each panel is welded to the next. The inner tank, which is more flexible than the outer, consists of a bottom membrane sealed to an inner membrane. There are pipes built into the concrete foundations, which are sealed where they pass through the bottom membrane. These are for gas supply and discharge. A separate pipe is installed for condensation discharge. The tank is anchored to the reinforced concrete foundation by an anchorage ring, which is cast into the slab and sealed to the bottom membrane.
Referencing details	Gross Volume m3 of the sphere.
Cost information notes	Costs include excavation, construction of a tank base, anchor ring, collar, and pipe connections for the storage tank only. Costs exclude foundations associated with condensate chambers, lightning protection, surrounding paving, interconnecting pipework between gas holding tank and any other equipment outside of the perimeter of the tank.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Typical Bio-gas holders

Photo notes -

Photo1

Photo2

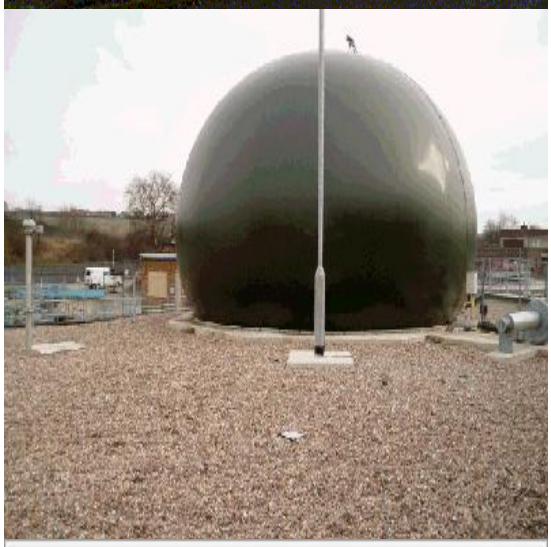

Photo3

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Generic Category	Sewage treatment works
CG Code	63MR53
Specific	Bio-gas holders
Descriptive	Concrete base slab = 107m²
Tech1	400m³ tank
Tech2	400mm thick base
Unit size	-
Unit of measurement	Each
ERC	£36,208
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The double membrane biogas storage tank has been developed for low-pressure dry gas storage. The outer membrane is made from polyester fabrics with special PVC surface treatment and acrylate finish and has strengthening bands where each panel is welded to the next. The inner tank, which is more flexible than the outer, consists of a bottom membrane sealed to an inner membrane. There are pipes built into the concrete foundations, which are sealed where they pass through the bottom membrane. These are for gas supply and discharge. A separate pipe is installed for condensation discharge. The tank is anchored to the reinforced concrete foundation by an anchorage ring, which is cast into the slab and sealed to the bottom membrane.
Referencing details	Gross Volume m3 of the sphere.
Cost information notes	Costs include excavation, construction of a tank base, anchor ring, collar, and pipe connections for the storage tank only. Costs exclude foundations associated with condensate chambers, lightning protection, surrounding paving, interconnecting pipework between gas holding tank and any other equipment outside of the perimeter of the tank.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Typical Bio-gas holders

Photo notes -

Photo1

Photo2

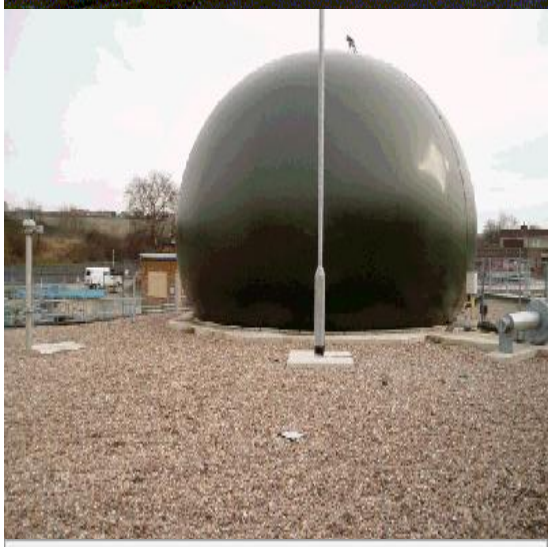


Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M1R10
Specific	Bio-gas holders
Descriptive	Gas Storage Units 11m bar pressure
Tech1	2150.0m³
Tech2	12.70m ht
Unit size	-
Unit of measurement	Each
ERC	£244,913
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The double membrane biogas storage tank has been developed for low-pressure dry gas storage. The outer membrane is made from polyester fabrics with special PVC surface treatment and acrylate finish and has strengthening bands where each panel is welded to the next. The inner tank, which is more flexible than the outer, consists of a bottom membrane sealed to an inner membrane. There are pipes built into the concrete foundations, which are sealed where they pass through the bottom membrane. These are for gas supply and discharge. A separate pipe is installed for condensation discharge. The tank is anchored to the reinforced concrete foundation by an anchorage ring, which is cast into the slab and sealed to the bottom membrane. The air pressure, between the two skins is maintained by a supporting air blower that regulates the variation between gas input and gas output, keeping the gas inside the tank at a constant pressure and pipe valves ensure that the gas pressure is maintained throughout the system. The air pressure also maintains the external envelope against adverse weather conditions.
Referencing details	Gross Internal Volume m3 of the sphere.
Cost information notes	Costs include delivery, erection, anchor ring, collar, and pipe connections for the storage tank only. Costs exclude reinforced concrete foundations (priced separately below), associated condensate chambers, lightning protection, or surrounding paving. The costs also exclude any blower or pressure control equipment.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

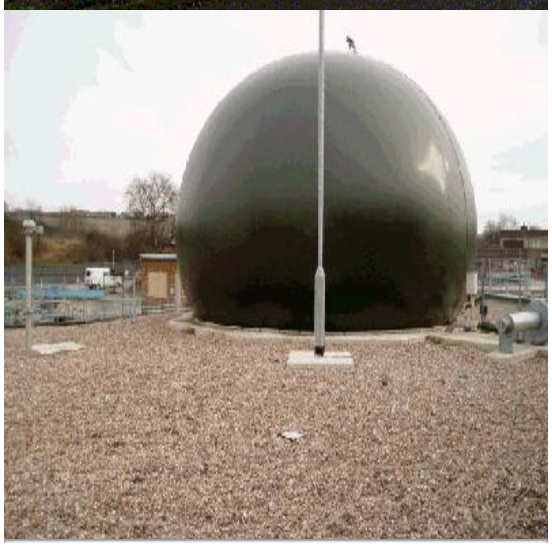
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Bio-gas holders
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sewage treatment works
CG Code	63M1R09
Specific	Bio-gas holders
Descriptive	Gas Storage Units 13m bar pressure
Tech1	1720.0m³
Tech2	11.79m ht
Unit size	-
Unit of measurement	Each
ERC	£218,203
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The double membrane biogas storage tank has been developed for low-pressure dry gas storage. The outer membrane is made from polyester fabrics with special PVC surface treatment and acrylate finish and has strengthening bands where each panel is welded to the next. The inner tank, which is more flexible than the outer, consists of a bottom membrane sealed to an inner membrane. There are pipes built into the concrete foundations, which are sealed where they pass through the bottom membrane. These are for gas supply and discharge. A separate pipe is installed for condensation discharge. The tank is anchored to the reinforced concrete foundation by an anchorage ring, which is cast into the slab and sealed to the bottom membrane. The air pressure, between the two skins is maintained by a supporting air blower that regulates the variation between gas input and gas output, keeping the gas inside the tank at a constant pressure and pipe valves ensure that the gas pressure is maintained throughout the system. The air pressure also maintains the external envelope against adverse weather conditions.
Referencing details	Gross Internal Volume m3 of the sphere.
Cost information notes	Costs include delivery, erection, anchor ring, collar, and pipe connections for the storage tank only. Costs exclude reinforced concrete foundations (priced separately below), associated condensate chambers, lightning protection, or surrounding paving. The costs also exclude any blower or pressure control equipment.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

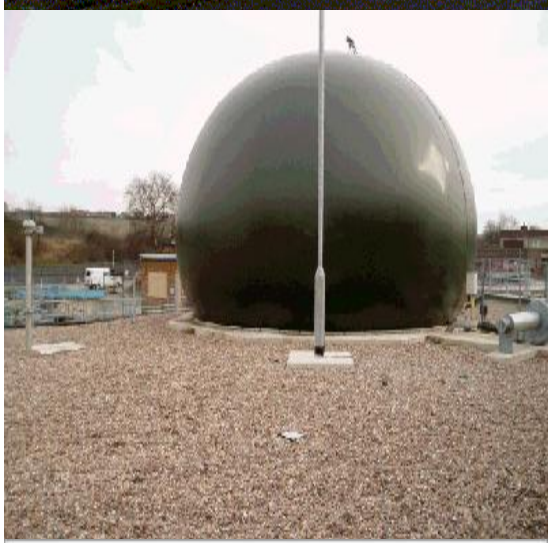
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Bio-gas holders
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sewage treatment works
CG Code	63M1R08
Specific	Bio-gas holders
Descriptive	Gas Storage Units 15m bar pressure
Tech1	1350.0m³
Tech2	10.89m ht
Unit size	-
Unit of measurement	Each
ERC	£192,496
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The double membrane biogas storage tank has been developed for low-pressure dry gas storage. The outer membrane is made from polyester fabrics with special PVC surface treatment and acrylate finish and has strengthening bands where each panel is welded to the next. The inner tank, which is more flexible than the outer, consists of a bottom membrane sealed to an inner membrane. There are pipes built into the concrete foundations, which are sealed where they pass through the bottom membrane. These are for gas supply and discharge. A separate pipe is installed for condensation discharge. The tank is anchored to the reinforced concrete foundation by an anchorage ring, which is cast into the slab and sealed to the bottom membrane. The air pressure, between the two skins is maintained by a supporting air blower that regulates the variation between gas input and gas output, keeping the gas inside the tank at a constant pressure and pipe valves ensure that the gas pressure is maintained throughout the system. The air pressure also maintains the external envelope against adverse weather conditions.
Referencing details	Gross Internal Volume m3 of the sphere.
Cost information notes	Costs include delivery, erection, anchor ring, collar, and pipe connections for the storage tank only. Costs exclude reinforced concrete foundations (priced separately below), associated condensate chambers, lightning protection, or surrounding paving. The costs also exclude any blower or pressure control equipment.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

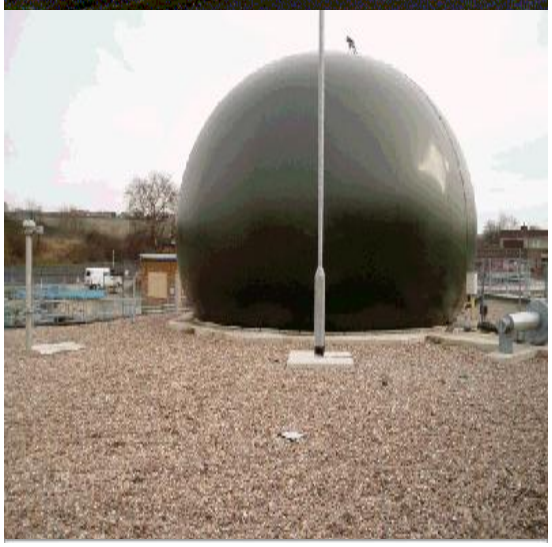
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Bio-gas holders
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sewage treatment works
CG Code	63M1R07
Specific	Bio-gas holders
Descriptive	Gas Storage Units 17m bar pressure
Tech1	1040.0m³
Tech2	9.98m ht
Unit size	-
Unit of measurement	Each
ERC	£168,186
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The double membrane biogas storage tank has been developed for low-pressure dry gas storage. The outer membrane is made from polyester fabrics with special PVC surface treatment and acrylate finish and has strengthening bands where each panel is welded to the next. The inner tank, which is more flexible than the outer, consists of a bottom membrane sealed to an inner membrane. There are pipes built into the concrete foundations, which are sealed where they pass through the bottom membrane. These are for gas supply and discharge. A separate pipe is installed for condensation discharge. The tank is anchored to the reinforced concrete foundation by an anchorage ring, which is cast into the slab and sealed to the bottom membrane. The air pressure, between the two skins is maintained by a supporting air blower that regulates the variation between gas input and gas output, keeping the gas inside the tank at a constant pressure and pipe valves ensure that the gas pressure is maintained throughout the system. The air pressure also maintains the external envelope against adverse weather conditions.
Referencing details	Gross Internal Volume m3 of the sphere.
Cost information notes	Costs include delivery, erection, anchor ring, collar, and pipe connections for the storage tank only. Costs exclude reinforced concrete foundations (priced separately below), associated condensate chambers, lightning protection, or surrounding paving. The costs also exclude any blower or pressure control equipment.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

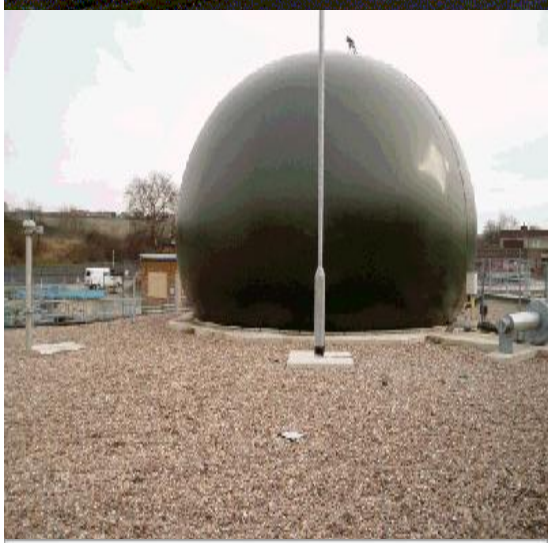
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Bio-gas holders
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sewage treatment works
CG Code	63M1R01
Specific	Bio-gas holders
Descriptive	Gas Storage Units 20m bar pressure
Tech1	100.0m³
Tech2	4.54m ht
Unit size	-
Unit of measurement	Each
ERC	£50,058
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The double membrane biogas storage tank has been developed for low-pressure dry gas storage. The outer membrane is made from polyester fabrics with special PVC surface treatment and acrylate finish and has strengthening bands where each panel is welded to the next. The inner tank, which is more flexible than the outer, consists of a bottom membrane sealed to an inner membrane. There are pipes built into the concrete foundations, which are sealed where they pass through the bottom membrane. These are for gas supply and discharge. A separate pipe is installed for condensation discharge. The tank is anchored to the reinforced concrete foundation by an anchorage ring, which is cast into the slab and sealed to the bottom membrane. The air pressure, between the two skins is maintained by a supporting air blower that regulates the variation between gas input and gas output, keeping the gas inside the tank at a constant pressure and pipe valves ensure that the gas pressure is maintained throughout the system. The air pressure also maintains the external envelope against adverse weather conditions.
Referencing details	Gross Internal Volume m3 of the sphere.
Cost information notes	Costs include delivery, erection, anchor ring, collar, and pipe connections for the storage tank only. Costs exclude reinforced concrete foundations (priced separately below), associated condensate chambers, lightning protection, or surrounding paving. The costs also exclude any blower or pressure control equipment.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Bio-gas holders
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sewage treatment works
CG Code	63M1R02
Specific	Bio-gas holders
Descriptive	Gas Storage Units 20m bar pressure
Tech1	170.0m³
Tech2	5.44m ht
Unit size	-
Unit of measurement	Each
ERC	£65,877
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The double membrane biogas storage tank has been developed for low-pressure dry gas storage. The outer membrane is made from polyester fabrics with special PVC surface treatment and acrylate finish and has strengthening bands where each panel is welded to the next. The inner tank, which is more flexible than the outer, consists of a bottom membrane sealed to an inner membrane. There are pipes built into the concrete foundations, which are sealed where they pass through the bottom membrane. These are for gas supply and discharge. A separate pipe is installed for condensation discharge. The tank is anchored to the reinforced concrete foundation by an anchorage ring, which is cast into the slab and sealed to the bottom membrane. The air pressure, between the two skins is maintained by a supporting air blower that regulates the variation between gas input and gas output, keeping the gas inside the tank at a constant pressure and pipe valves ensure that the gas pressure is maintained throughout the system. The air pressure also maintains the external envelope against adverse weather conditions.
Referencing details	Gross Internal Volume m3 of the sphere.
Cost information notes	Costs include delivery, erection, anchor ring, collar, and pipe connections for the storage tank only. Costs exclude reinforced concrete foundations (priced separately below), associated condensate chambers, lightning protection, or surrounding paving. The costs also exclude any blower or pressure control equipment.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Bio-gas holders
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sewage treatment works
CG Code	63M1R03
Specific	Bio-gas holders
Descriptive	Gas Storage Units 20m bar pressure
Tech1	270.0m³
Tech2	6.35m ht
Unit size	-
Unit of measurement	Each
ERC	£83,696
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The double membrane biogas storage tank has been developed for low-pressure dry gas storage. The outer membrane is made from polyester fabrics with special PVC surface treatment and acrylate finish and has strengthening bands where each panel is welded to the next. The inner tank, which is more flexible than the outer, consists of a bottom membrane sealed to an inner membrane. There are pipes built into the concrete foundations, which are sealed where they pass through the bottom membrane. These are for gas supply and discharge. A separate pipe is installed for condensation discharge. The tank is anchored to the reinforced concrete foundation by an anchorage ring, which is cast into the slab and sealed to the bottom membrane. The air pressure, between the two skins is maintained by a supporting air blower that regulates the variation between gas input and gas output, keeping the gas inside the tank at a constant pressure and pipe valves ensure that the gas pressure is maintained throughout the system. The air pressure also maintains the external envelope against adverse weather conditions.
Referencing details	Gross Internal Volume m3 of the sphere.
Cost information notes	Costs include delivery, erection, anchor ring, collar, and pipe connections for the storage tank only. Costs exclude reinforced concrete foundations (priced separately below), associated condensate chambers, lightning protection, or surrounding paving. The costs also exclude any blower or pressure control equipment.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Bio-gas holders
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sewage treatment works
CG Code	63M1R04
Specific	Bio-gas holders
Descriptive	Gas Storage Units 20m bar pressure
Tech1	400.0m³
Tech2	7.26m ht
Unit size	-
Unit of measurement	Each
ERC	£102,574
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The double membrane biogas storage tank has been developed for low-pressure dry gas storage. The outer membrane is made from polyester fabrics with special PVC surface treatment and acrylate finish and has strengthening bands where each panel is welded to the next. The inner tank, which is more flexible than the outer, consists of a bottom membrane sealed to an inner membrane. There are pipes built into the concrete foundations, which are sealed where they pass through the bottom membrane. These are for gas supply and discharge. A separate pipe is installed for condensation discharge. The tank is anchored to the reinforced concrete foundation by an anchorage ring, which is cast into the slab and sealed to the bottom membrane. The air pressure, between the two skins is maintained by a supporting air blower that regulates the variation between gas input and gas output, keeping the gas inside the tank at a constant pressure and pipe valves ensure that the gas pressure is maintained throughout the system. The air pressure also maintains the external envelope against adverse weather conditions.
Referencing details	Gross Internal Volume m3 of the sphere.
Cost information notes	Costs include delivery, erection, anchor ring, collar, and pipe connections for the storage tank only. Costs exclude reinforced concrete foundations (priced separately below), associated condensate chambers, lightning protection, or surrounding paving. The costs also exclude any blower or pressure control equipment.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Bio-gas holders
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sewage treatment works
CG Code	63M1R05
Specific	Bio-gas holders
Descriptive	Gas Storage Units 20m bar pressure
Tech1	570.0m³
Tech2	8.17m ht
Unit size	-
Unit of measurement	Each
ERC	£123,208
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The double membrane biogas storage tank has been developed for low-pressure dry gas storage. The outer membrane is made from polyester fabrics with special PVC surface treatment and acrylate finish and has strengthening bands where each panel is welded to the next. The inner tank, which is more flexible than the outer, consists of a bottom membrane sealed to an inner membrane. There are pipes built into the concrete foundations, which are sealed where they pass through the bottom membrane. These are for gas supply and discharge. A separate pipe is installed for condensation discharge. The tank is anchored to the reinforced concrete foundation by an anchorage ring, which is cast into the slab and sealed to the bottom membrane. The air pressure, between the two skins is maintained by a supporting air blower that regulates the variation between gas input and gas output, keeping the gas inside the tank at a constant pressure and pipe valves ensure that the gas pressure is maintained throughout the system. The air pressure also maintains the external envelope against adverse weather conditions.
Referencing details	Gross Internal Volume m3 of the sphere.
Cost information notes	Costs include delivery, erection, anchor ring, collar, and pipe connections for the storage tank only. Costs exclude reinforced concrete foundations (priced separately below), associated condensate chambers, lightning protection, or surrounding paving. The costs also exclude any blower or pressure control equipment.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

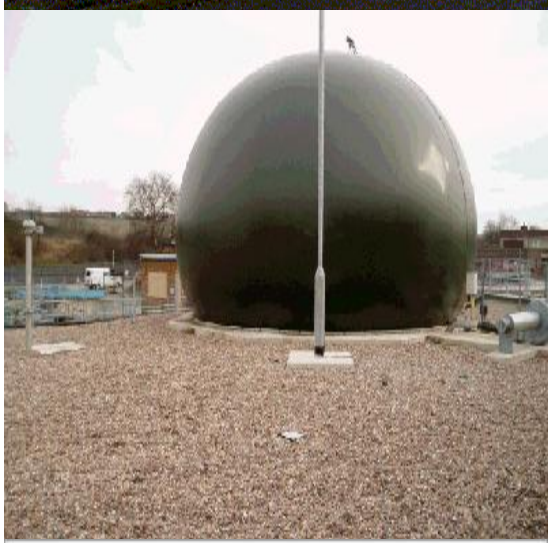
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Bio-gas holders
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sewage treatment works
CG Code	63M1R06
Specific	Bio-gas holders
Descriptive	Gas Storage Units 20m bar pressure
Tech1	780.0m³
Tech2	9.07m ht
Unit size	-
Unit of measurement	Each
ERC	£144,922
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The double membrane biogas storage tank has been developed for low-pressure dry gas storage. The outer membrane is made from polyester fabrics with special PVC surface treatment and acrylate finish and has strengthening bands where each panel is welded to the next. The inner tank, which is more flexible than the outer, consists of a bottom membrane sealed to an inner membrane. There are pipes built into the concrete foundations, which are sealed where they pass through the bottom membrane. These are for gas supply and discharge. A separate pipe is installed for condensation discharge. The tank is anchored to the reinforced concrete foundation by an anchorage ring, which is cast into the slab and sealed to the bottom membrane. The air pressure, between the two skins is maintained by a supporting air blower that regulates the variation between gas input and gas output, keeping the gas inside the tank at a constant pressure and pipe valves ensure that the gas pressure is maintained throughout the system. The air pressure also maintains the external envelope against adverse weather conditions.
Referencing details	Gross Internal Volume m3 of the sphere.
Cost information notes	Costs include delivery, erection, anchor ring, collar, and pipe connections for the storage tank only. Costs exclude reinforced concrete foundations (priced separately below), associated condensate chambers, lightning protection, or surrounding paving. The costs also exclude any blower or pressure control equipment.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

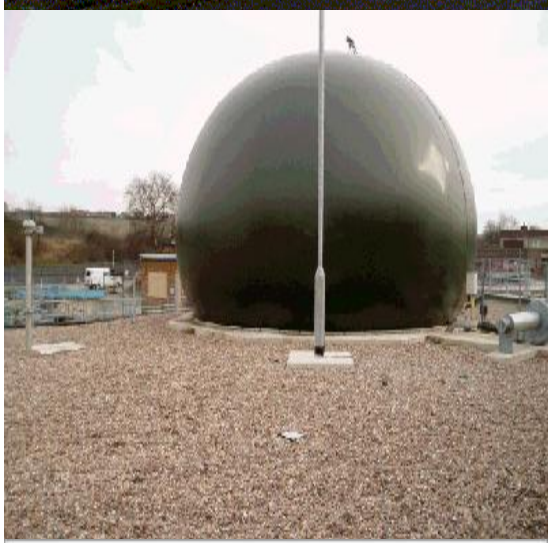
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Bio-gas holders
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0W1
Specific	Buildings - basements
Descriptive	< 25.0m³
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£383
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Normally reinforced concrete built under pump houses or powerhouses. May contain internal concrete walls and will have access stairs to deep basements or may have a lift. Internal face of walls, roof and floor painted as standard finish.
Referencing details	When additional finishes are found it will be necessary to initially calculate the volume of the basement and further, the surface area of each additional finish.
Cost information notes	The Cost provided here is for the cost of constructing a basement, to a basic standard, in relation to its Volume (m3). Where additional finishes are applied to walls and floors, an addition needs to be made to this cost for providing such finishes. This cost excludes stairs, plinths, walkways etc.
rateable element	Rateable as part of the "land and buildings.
non rateable element	-
Adjusted Plant and Machinery	Settings and supports.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0W5
Specific	Buildings - basements
Descriptive	> 500.0m³
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£274
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Normally reinforced concrete built under pump houses or powerhouses. May contain internal concrete walls and will have access stairs to deep basements or may have a lift. Internal face of walls, roof and floor painted as standard finish.
Referencing details	When additional finishes are found it will be necessary to initially calculate the volume of the basement and further, the surface area of each additional finish.
Cost information notes	The Cost provided here is for the cost of constructing a basement, to a basic standard, in relation to its Volume (m3). Where additional finishes are applied to walls and floors, an addition needs to be made to this cost for providing such finishes. This cost excludes stairs, plinths, walkways etc.
rateable element	Rateable as part of the "land and buildings.
non rateable element	-
Adjusted Plant and Machinery	Settings and supports.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0W4
Specific	Buildings - basements
Descriptive	100.0m³ - 500.0m³
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£279
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Normally reinforced concrete built under pump houses or powerhouses. May contain internal concrete walls and will have access stairs to deep basements or may have a lift. Internal face of walls, roof and floor painted as standard finish.
Referencing details	When additional finishes are found it will be necessary to initially calculate the volume of the basement and further, the surface area of each additional finish.
Cost information notes	The Cost provided here is for the cost of constructing a basement, to a basic standard, in relation to its Volume (m3). Where additional finishes are applied to walls and floors, an addition needs to be made to this cost for providing such finishes. This cost excludes stairs, plinths, walkways etc.
rateable element	Rateable as part of the "land and buildings.
non rateable element	-
Adjusted Plant and Machinery	Settings and supports.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0W2
Specific	Buildings - basements
Descriptive	25.0m³ - 50.0m³
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£345
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Normally reinforced concrete built under pump houses or powerhouses. May contain internal concrete walls and will have access stairs to deep basements or may have a lift. Internal face of walls, roof and floor painted as standard finish.
Referencing details	When additional finishes are found it will be necessary to initially calculate the volume of the basement and further, the surface area of each additional finish.
Cost information notes	The Cost provided here is for the cost of constructing a basement, to a basic standard, in relation to its Volume (m3). Where additional finishes are applied to walls and floors, an addition needs to be made to this cost for providing such finishes. This cost excludes stairs, plinths, walkways etc.
rateable element	Rateable as part of the "land and buildings.
non rateable element	-
Adjusted Plant and Machinery	Settings and supports.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0W3
Specific	Buildings - basements
Descriptive	50.0m³ - 100.0m³
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£307
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Normally reinforced concrete built under pump houses or powerhouses. May contain internal concrete walls and will have access stairs to deep basements or may have a lift. Internal face of walls, roof and floor painted as standard finish.
Referencing details	When additional finishes are found it will be necessary to initially calculate the volume of the basement and further, the surface area of each additional finish.
Cost information notes	The Cost provided here is for the cost of constructing a basement, to a basic standard, in relation to its Volume (m3). Where additional finishes are applied to walls and floors, an addition needs to be made to this cost for providing such finishes. This cost excludes stairs, plinths, walkways etc.
rateable element	Rateable as part of the "land and buildings.
non rateable element	-
Adjusted Plant and Machinery	Settings and supports.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0WG
Specific	Buildings - basements
Descriptive	Floors
Tech1	Granolithic concrete 50mm thick
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£40
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Granolithic concrete 50mm thick to floors of basement
Referencing details	When additional finishes are found it will be necessary to initially calculate the volume of the basement and further, the surface area of each additional finish.
Cost information notes	Measure area m2
rateable element	Rateable as part of the "land and buildings".
non rateable element	Settings and supports.
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0WH
Specific	Buildings - basements
Descriptive	Floors tiled
Tech1	Unglazed quarry tiles inc 50mm screed
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£83
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Quarry tiles 12.5mm thick including 50mm Screed. Floor finishes including adhesives and grout.
Referencing details	When additional finishes are found it will be necessary to initially calculate the volume of the basement and further, the surface area of each additional finish.
Cost information notes	Measure area m2
rateable element	Rateable as part of the "land and buildings".
non rateable element	Settings and supports.
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0WJ
Specific	Buildings - basements
Descriptive	Floors tiled
Tech1	Glazed quarry tiles inc 50mm screed
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£83
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Glazed floor quarry tiles laid on 50mm screed to basements built under pump houses or powerhouses.
Referencing details	When additional finishes are found it will be necessary to initially calculate the volume of the basement and further, the surface area of each additional finish.
Cost information notes	Calculate the floor area (m2)
rateable element	Rateable as part of the "land and buildings".
non rateable element	-
Adjusted Plant and Machinery	Settings and supports.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1- Typical basement area with quarry tile floor and painted walls Photo 2 -Painted walls with galvanised staircase leading down.
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0WA
Specific	Buildings - basements
Descriptive	Walls
Tech1	1 mist and 2 coats emulsion
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£4
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	One mist and two coats emulsion to internal face of walls of basement
Referencing details	When additional finishes are found it will be necessary to initially calculate the volume of the basement and further, the surface area of each additional finish.
Cost information notes	Measure area m2
rateable element	Rateable as part of the "land and buildings".
non rateable element	Settings and supports.
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0WB
Specific	Buildings - basements
Descriptive	Walls
Tech1	Multi coloured fleck gloss paint
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£15
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Multicoloured fleck gloss finish to internal face of walls of basement
Referencing details	When additional finishes are found it will be necessary to initially calculate the volume of the basement and further, the surface area of each additional finish.
Cost information notes	Measure area m2
rateable element	Rateable as part of the "land and buildings".
non rateable element	Settings and supports.
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M0WC
Specific	Buildings - basements
Descriptive	Walls
Tech1	Basic ceramic tiles
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£37
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Basic ceramic tiles to internal face of walls of basement
Referencing details	When additional finishes are found it will be necessary to initially calculate the volume of the basement and further, the surface area of each additional finish.
Cost information notes	Measure area m2
rateable element	Rateable as part of the "land and buildings".
non rateable element	Settings and supports.
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0WN
Specific	Buildings - basements
Descriptive	Electric lighting flameproof
Tech1	Single tube 1200mm fluorescent
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£959
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Normally reinforced concrete built under pump houses or powerhouses. May contain internal concrete walls and will have access stairs to deep basements or may have a lift. Internal face of walls and floors may have applied finishes, normally paint or tiles.
Referencing details	When additional finishes are found it will be necessary to initially calculate the volume of the basement and further, the surface area of each additional finish.
Cost information notes	The Cost provided here is for the cost of constructing a basement, to a basic standard, in relation to its Volume (m3). Where additional finishes are applied to walls and floors, an addition needs to be made to this cost for providing such finishes. This cost excludes stairs, plinths, walkways etc.
rateable element	Rateable as part of the "land and buildings".
non rateable element	Settings and supports.
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1- Typical basement area with quarry tile floor and painted walls Photo 2 -Painted walls with galvanised staircase leading down.
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0A1
Specific	Chambers
Descriptive	Brick or concrete
Tech1	Upto 25.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£1,200
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete chambers normally set below ground. May contain internal concrete walls or half walls however some are situated where pipes/conduits meet and are free of internal walls. Perimeter walls may project above ground by some 300mm. Walls usually 250mm thick.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	The costs should include an element for a safety rail typically 1200mm high with uprights every 1500mm. The steel being galvanised and 60mm tubular. Manhole types may well have a metal cover. For larger chambers walkways, platforms often covering entire open area of chamber are to be excluded from the cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Chambers
Photo notes	-

Photo1

Photo2

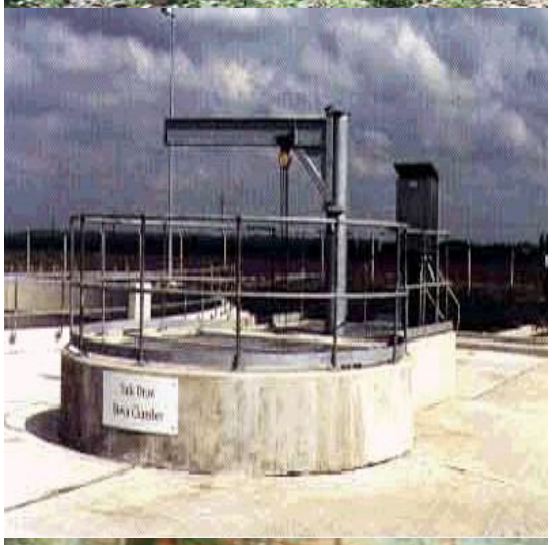

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0A2
Specific	Chambers
Descriptive	Brick or concrete
Tech1	Over 25.0m³ - 30.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£1,155
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete chambers normally set below ground. May contain internal concrete walls or half walls however some are situated where pipes/conduits meet and are free of internal walls. Perimeter walls may project above ground by some 300mm. Walls usually 250mm thick.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	The costs should include an element for a safety rail typically 1200mm high with uprights every 1500mm. The steel being galvanised and 60mm tubular. Manhole types may well have a metal cover. For larger chambers walkways, platforms often covering entire open area of chamber are to be excluded from the cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Chambers
Photo notes	-

Photo1

Photo2

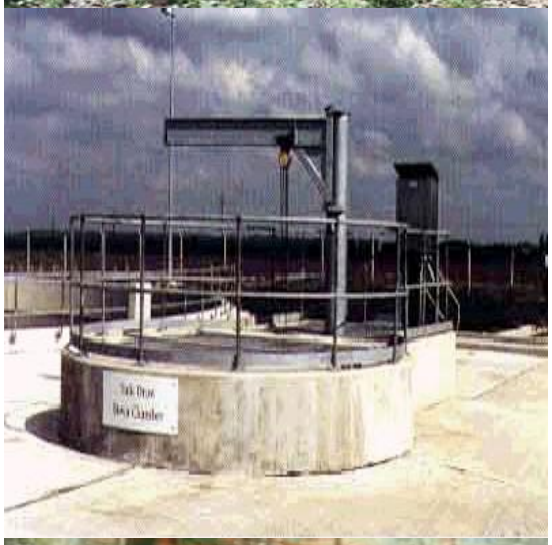

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0A3
Specific	Chambers
Descriptive	Brick or concrete
Tech1	Over 30.0m³ - 50.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£994
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete chambers normally set below ground. May contain internal concrete walls or half walls however some are situated where pipes/conduits meet and are free of internal walls. Perimeter walls may project above ground by some 300mm. Walls usually 250mm thick.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	The costs should include an element for a safety rail typically 1200mm high with uprights every 1500mm. The steel being galvanised and 60mm tubular. Manhole types may well have a metal cover. For larger chambers walkways, platforms often covering entire open area of chamber are to be excluded from the cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Chambers
Photo notes	-

Photo1

Photo2

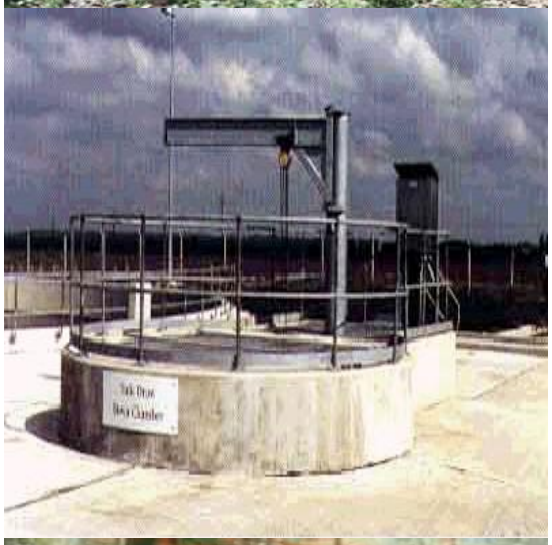

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0A4
Specific	Chambers
Descriptive	Brick or concrete
Tech1	Over 50.0m³ - 62.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£869
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete chambers normally set below ground. May contain internal concrete walls or half walls however some are situated where pipes/conduits meet and are free of internal walls. Perimeter walls may project above ground by some 300mm. Walls usually 250mm thick.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	The costs should include an element for a safety rail typically 1200mm high with uprights every 1500mm. The steel being galvanised and 60mm tubular. Manhole types may well have a metal cover. For larger chambers walkways, platforms often covering entire open area of chamber are to be excluded from the cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Chambers
Photo notes	-

Photo1

Photo2

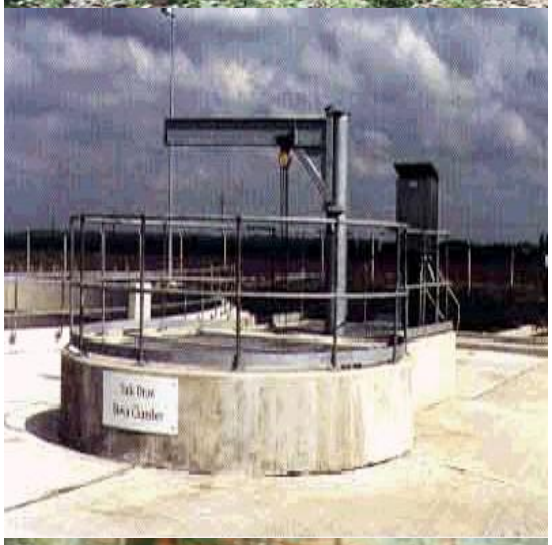

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0A5
Specific	Chambers
Descriptive	Brick or concrete
Tech1	Over 62.0m³ - 100.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£748
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete chambers normally set below ground. May contain internal concrete walls or half walls however some are situated where pipes/conduits meet and are free of internal walls. Perimeter walls may project above ground by some 300mm. Walls usually 250mm thick.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	The costs should include an element for a safety rail typically 1200mm high with uprights every 1500mm. The steel being galvanised and 60mm tubular. Manhole types may well have a metal cover. For larger chambers walkways, platforms often covering entire open area of chamber are to be excluded from the cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Chambers
Photo notes	-

Photo1

Photo2

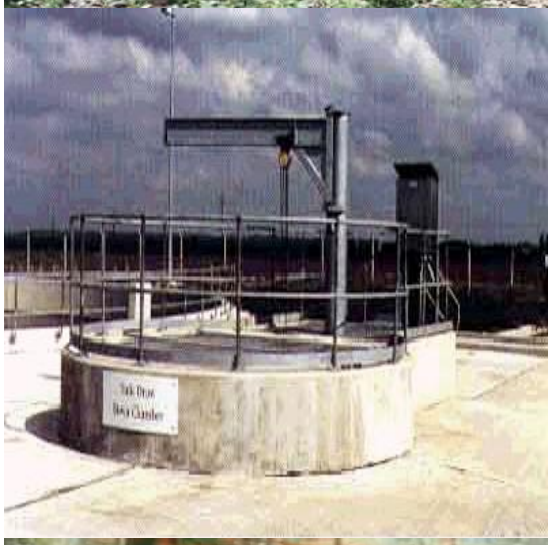

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0A6
Specific	Chambers
Descriptive	Brick or concrete
Tech1	Over 100.0m³ - 133.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£648
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete chambers normally set below ground. May contain internal concrete walls or half walls however some are situated where pipes/conduits meet and are free of internal walls. Perimeter walls may project above ground by some 300mm. Walls usually 250mm thick.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	The costs should include an element for a safety rail typically 1200mm high with uprights every 1500mm. The steel being galvanised and 60mm tubular. Manhole types may well have a metal cover. For larger chambers walkways, platforms often covering entire open area of chamber are to be excluded from the cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Chambers
Photo notes	-

Photo1

Photo2

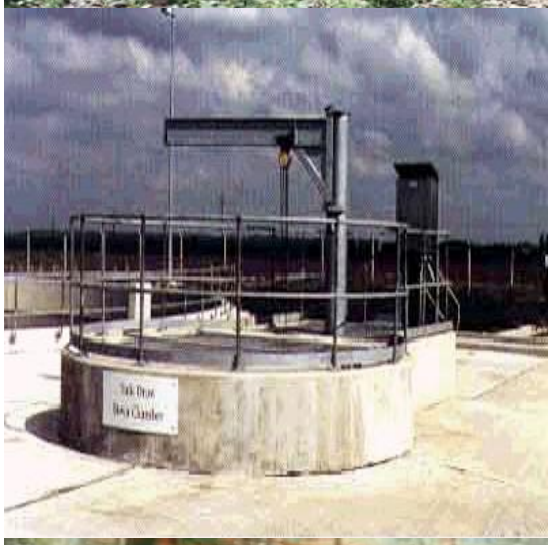

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0A7
Specific	Chambers
Descriptive	Brick or concrete
Tech1	Over 133.0m³ - 500.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£434
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete chambers normally set below ground. May contain internal concrete walls or half walls however some are situated where pipes/conduits meet and are free of internal walls. Perimeter walls may project above ground by some 300mm. Walls usually 250mm thick.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	The costs should include an element for a safety rail typically 1200mm high with uprights every 1500mm. The steel being galvanised and 60mm tubular. Manhole types may well have a metal cover. For larger chambers walkways, platforms often covering entire open area of chamber are to be excluded from the cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Chambers
Photo notes	-

Photo1

Photo2

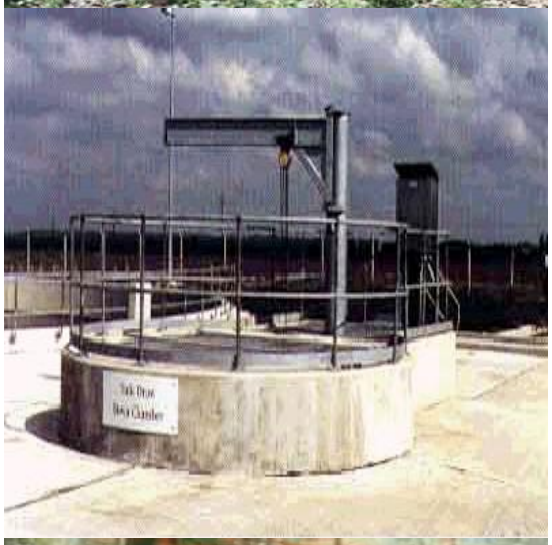

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0A8
Specific	Chambers
Descriptive	Brick or concrete
Tech1	Over 500.0m³ - 750.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£329
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete chambers normally set below ground. May contain internal concrete walls or half walls however some are situated where pipes/conduits meet and are free of internal walls. Perimeter walls may project above ground by some 300mm. Walls usually 250mm thick.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	The costs should include an element for a safety rail typically 1200mm high with uprights every 1500mm. The steel being galvanised and 60mm tubular. Manhole types may well have a metal cover. For larger chambers walkways, platforms often covering entire open area of chamber are to be excluded from the cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Chambers
Photo notes	-

Photo1

Photo2

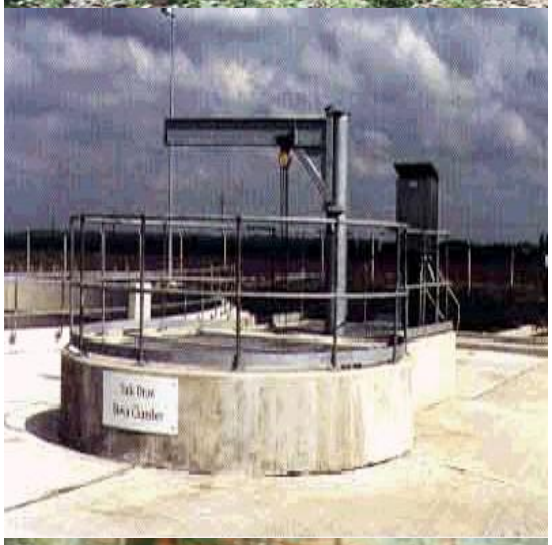

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0A9
Specific	Chambers
Descriptive	Brick or concrete
Tech1	Over 750.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£306
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete chambers normally set below ground. May contain internal concrete walls or half walls however some are situated where pipes/conduits meet and are free of internal walls. Perimeter walls may project above ground by some 300mm. Walls usually 250mm thick.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	The costs should include an element for a safety rail typically 1200mm high with uprights every 1500mm. The steel being galvanised and 60mm tubular. Manhole types may well have a metal cover. For larger chambers walkways, platforms often covering entire open area of chamber are to be excluded from the cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Chambers
Photo notes	-

Photo1

Photo2

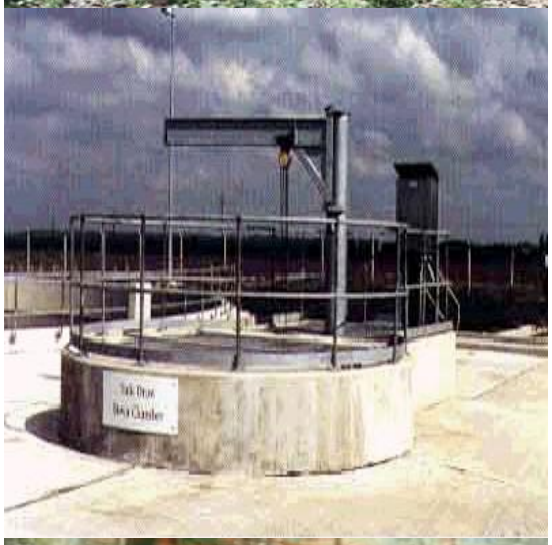

Photo3

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Generic Category	Sewage Treatment Works
CG Code	63M01A
Specific	Combined Workshop and Garage
Descriptive	Single storey two bay garage and workshop
Tech1	< 250m²
Tech2	Steel portal frame with mono pitch roof over cavity brickwork
Unit size	250m²
Unit of measurement	m2
ERC	£1,081
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single Storey, two bay garage with workshop. Construction: Steel portal frame with mono-pitched roof over cavity brickwork. Solid concrete floor, blockwork internal partitions. Two roller shutter doors and one personnel door. Basic staff welfare facilities with toilet and heating. General lighting and power.
Referencing details	Measure to GEA. Measure Eaves Height. Photograph internally and externally. Identify if plant and machinery and three phase electrical supply provided.
Cost information notes	Cost includes basic electrical provision, heating, wall, ceiling and floor finishes. Manual roller shutter doors.
rateable element	Refer to Rating Manual Section 5a: Valuation of all property classes - Sewage Treatment Works and relevant Practice note
non rateable element	Refer to Rating Manual Section 5a: Valuation of all property classes - Sewage Treatment Works and relevant Practice note
Adjusted Plant and Machinery	Identify and record details
Number of items adjusted	Identify and record details
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical combined workshops and garages
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0G1
Specific	Conduits - open topped channels
Descriptive	Concrete walls and base
Tech1	Cross section area of conduit or flume
Tech2	<= 1m²/linear metre
Unit size	-
Unit of measurement	m2
ERC	£463
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Conduits are of reinforced concrete construction either situated above or below ground level usually having an open top. They are laid flat or to falls. The conduit varies in width and depth depending on the flow of liquids at that part of the process however it is unusual for the depth to be greater than 1.0m. The width normally is in the range 300mm to 3.0m but can be up to 10.0m. They are usually rectangular in section, with the height greater than the width. Includes all associated works to supply, construct a concrete conduit (Channel) consisting of walls, bases, foundations.
Referencing details	Costed on a rate m2
Cost information notes	Excludes access arrangements, piling and/or any other element not described above. The cost is to exclude, any handrails or safety fencing built onto the conduit.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical conduits
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0G2
Specific	Conduits - open topped channels
Descriptive	Concrete walls and base
Tech1	Cross section area of conduit or flume
Tech2	> 1m² but <= 2m²/linear metre
Unit size	-
Unit of measurement	m2
ERC	£465
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Conduits are of reinforced concrete construction either situated above or below ground level usually having an open top. They are laid flat or to falls. The conduit varies in width and depth depending on the flow of liquids at that part of the process however it is unusual for the depth to be greater than 1.0m. The width normally is in the range 300mm to 3.0m but can be up to 10.0m. They are usually rectangular in section, with the height greater than the width. Includes all associated works to supply, construct a concrete conduit (Channel) consisting of walls, bases, foundations.
Referencing details	Costed on a rate m2
Cost information notes	Excludes access arrangements, piling and/or any other element not described above. The cost is to exclude, any handrails or safety fencing built onto the conduit.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical conduits
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0G3
Specific	Conduits - open topped channels
Descriptive	Concrete walls and base
Tech1	Cross section area of conduit or flume
Tech2	> 2m² but <= 3m²/linear metre
Unit size	-
Unit of measurement	m2
ERC	£469
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Conduits are of reinforced concrete construction either situated above or below ground level usually having an open top. They are laid flat or to falls. The conduit varies in width and depth depending on the flow of liquids at that part of the process however it is unusual for the depth to be greater than 1.0m. The width normally is in the range 300mm to 3.0m but can be up to 10.0m. They are usually rectangular in section, with the height greater than the width. Includes all associated works to supply, construct a concrete conduit (Channel) consisting of walls, bases, foundations.
Referencing details	Costed on a rate m2
Cost information notes	Excludes access arrangements, piling and/or any other element not described above. The cost is to exclude, any handrails or safety fencing built onto the conduit.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical conduits
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0G4
Specific	Conduits - open topped channels
Descriptive	Concrete walls and base
Tech1	Cross section area of conduit or flume
Tech2	> 3m² but <= 5m²/linear metre
Unit size	-
Unit of measurement	m2
ERC	£475
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Conduits are of reinforced concrete construction either situated above or below ground level usually having an open top. They are laid flat or to falls. The conduit varies in width and depth depending on the flow of liquids at that part of the process however it is unusual for the depth to be greater than 1.0m. The width normally is in the range 300mm to 3.0m but can be up to 10.0m. They are usually rectangular in section, with the height greater than the width. Includes all associated works to supply, construct a concrete conduit (Channel) consisting of walls, bases, foundations.
Referencing details	Costed on a rate m2
Cost information notes	Excludes access arrangements, piling and/or any other element not described above. The cost is to exclude, any handrails or safety fencing built onto the conduit.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical conduits
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0G5
Specific	Conduits - open topped channels
Descriptive	Concrete walls and base
Tech1	Cross section area of conduit or flume
Tech2	> 5m² but <= 10m²/linear metre
Unit size	-
Unit of measurement	m2
ERC	£490
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Conduits are of reinforced concrete construction either situated above or below ground level usually having an open top. They are laid flat or to falls. The conduit varies in width and depth depending on the flow of liquids at that part of the process however it is unusual for the depth to be greater than 1.0m. The width normally is in the range 300mm to 3.0m but can be up to 10.0m. They are usually rectangular in section, with the height greater than the width. Includes all associated works to supply, construct a concrete conduit (Channel) consisting of walls, bases, foundations.
Referencing details	Costed on a rate m2
Cost information notes	Excludes access arrangements, piling and/or any other element not described above. The cost is to exclude, any handrails or safety fencing built onto the conduit.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical conduits
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0G6
Specific	Conduits - open topped channels
Descriptive	Concrete walls and base
Tech1	Cross section area of conduit or flume
Tech2	> 10m² but <= 20m²/linear metre
Unit size	-
Unit of measurement	m2
ERC	£522
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Conduits are of reinforced concrete construction either situated above or below ground level usually having an open top. They are laid flat or to falls. The conduit varies in width and depth depending on the flow of liquids at that part of the process however it is unusual for the depth to be greater than 1.0m. The width normally is in the range 300mm to 3.0m but can be up to 10.0m. They are usually rectangular in section, with the height greater than the width. Includes all associated works to supply, construct a concrete conduit (Channel) consisting of walls, bases, foundations.
Referencing details	Costed on a rate m2
Cost information notes	Excludes access arrangements, piling and/or any other element not described above. The cost is to exclude, any handrails or safety fencing built onto the conduit.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical conduits
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0H1
Specific	Detritus tanks
Descriptive	Single tank
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£2,723
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	These often consist of a tank with some form of grit collection facility. They are normally made of reinforced concrete and used for settlement. Tanks normally set below ground with an up stand topped with a safety rail. Cost includes up stand and safety rail. The gross internal volume is to include the volume of the weir. Cost includes any internal walls. Cost assumes the detritor is built at ground level and not elevated.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	The cost excludes all mechanical equipment associated with the detritor. The cost excludes any walkway and associated handrail over the tank.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical detritus tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0H3
Specific	Detritus tanks
Descriptive	Tank with channel
Tech1	Including dividing walls
Tech2	Over 500m³
Unit size	-
Unit of measurement	m3
ERC	£338
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	These often consist of a tank with some form of grit collection facility. They are normally made of reinforced concrete and used for settlement. Tanks normally set below ground with an up stand topped with a safety rail. Cost includes up stand and safety rail. The gross internal volume is to include the volume of the weir. Cost includes any internal walls. Cost assumes the detritor is built at ground level and not elevated.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	The cost excludes all mechanical equipment associated with the detritor. The cost excludes any walkway and associated handrail over the tank.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical detritus tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0H4
Specific	Detritus tanks
Descriptive	Tank with channel
Tech1	Including dividing walls
Tech2	Upto 100m³
Unit size	-
Unit of measurement	m3
ERC	£1,717
Superseded codes	63M0H2
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	These often consist of a tank with some form of grit collection facility. They are normally made of reinforced concrete and used for settlement. Tanks normally set below ground with an up stand topped with a safety rail. Cost includes up stand and safety rail. The gross internal volume is to include the volume of the weir. Cost includes any internal walls. Cost assumes the detritor is built at ground level and not elevated.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	The cost excludes all mechanical equipment associated with the detritor. The cost excludes any walkway and associated handrail over the tank.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical detritus tanks
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0H5
Specific	Detritus tanks
Descriptive	Tank with channel
Tech1	Including dividing walls
Tech2	100m³ to 200m³
Unit size	-
Unit of measurement	m3
ERC	£739
Superseded codes	63M0H2
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	These often consist of a tank with some form of grit collection facility. They are normally made of reinforced concrete and used for settlement. Tanks normally set below ground with an up stand topped with a safety rail. Cost includes up stand and safety rail. The gross internal volume is to include the volume of the weir. Cost includes any internal walls. Cost assumes the detritor is built at ground level and not elevated.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	The cost excludes all mechanical equipment associated with the detritor. The cost excludes any walkway and associated handrail over the tank.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical detritus tanks
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0H6
Specific	Detritus tanks
Descriptive	Tank with channel
Tech1	Including dividing walls
Tech2	200m³ to 500m³
Unit size	-
Unit of measurement	m3
ERC	£481
Superseded codes	63M0H2
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	These often consist of a tank with some form of grit collection facility. They are normally made of reinforced concrete and used for settlement. Tanks normally set below ground with an up stand topped with a safety rail. Cost includes up stand and safety rail. The gross internal volume is to include the volume of the weir. Cost includes any internal walls. Cost assumes the detritor is built at ground level and not elevated.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	The cost excludes all mechanical equipment associated with the detritor. The cost excludes any walkway and associated handrail over the tank.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical detritus tanks
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0DA
Specific	Dividing walls
Descriptive	Concrete reinforced
Tech1	150mm thick
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£147
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Common in chambers and tanks as dividing walls are reinforced concrete walls of various widths from 150mm to 600mm. Certain chambers and tanks at STW will require additions for these internal walls.
Referencing details	Where practicable measure length and thickness. Depth may be difficult to obtain unless plans and sections are available.
Cost information notes	Costs are for a rate /m2 area of concrete wall
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0DB
Specific	Dividing walls
Descriptive	Concrete reinforced
Tech1	225mm thick
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£151
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Common in chambers and tanks as dividing walls are reinforced concrete walls of various widths from 150mm to 600mm. Certain chambers and tanks at STW will require additions for these internal walls.
Referencing details	Where practicable measure length and thickness. Depth may be difficult to obtain unless plans and sections are available.
Cost information notes	Costs are for a rate /m2 area of concrete wall
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0DC
Specific	Dividing walls
Descriptive	Concrete reinforced
Tech1	300mm thick
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£165
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Common in chambers and tanks as dividing walls are reinforced concrete walls of various widths from 150mm to 600mm. Certain chambers and tanks at STW will require additions for these internal walls.
Referencing details	Where practicable measure length and thickness. Depth may be difficult to obtain unless plans and sections are available.
Cost information notes	Costs are for a rate /m2 area of concrete wall
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0DD
Specific	Dividing walls
Descriptive	Concrete reinforced
Tech1	450mm thick
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£189
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Common in chambers and tanks as dividing walls are reinforced concrete walls of various widths from 150mm to 600mm. Certain chambers and tanks at STW will require additions for these internal walls.
Referencing details	Where practicable measure length and thickness. Depth may be difficult to obtain unless plans and sections are available.
Cost information notes	Costs are for a rate /m2 area of concrete wall
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0DE
Specific	Dividing walls
Descriptive	Concrete reinforced
Tech1	600mm thick
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£219
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Common in chambers and tanks as dividing walls are reinforced concrete walls of various widths from 150mm to 600mm. Certain chambers and tanks at STW will require additions for these internal walls.
Referencing details	Where practicable measure length and thickness. Depth may be difficult to obtain unless plans and sections are available.
Cost information notes	Costs are for a rate /m2 area of concrete wall
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M1C1
Specific	Dortmund tanks
Descriptive	Conical or pyramidal base
Tech1	Over 100.0m³ - 250.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£717
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	These normally consist of a square tank with the base comprising of an inverted pyramid. They are normally made of reinforced concrete and used for settlement. Tanks normally set below ground with an up stand topped with a safety rail. Cost includes up stand and safety rail. The gross internal volume includes the volume of the weir.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Additional cost should be added for handrails, walkways, elevated tanks or conduits, supporting concrete structure and foundations using rates for reinforced concrete beams and columns (Category: Frames: Reinforced Concrete, Foundations: Isolated Bases Item: Concrete - Reinforced).
rateable element	Class 4 Table 4 Tanks
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, walkways.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description Typical Dortmund Tanks

Photo notes -

Photo1

Photo2

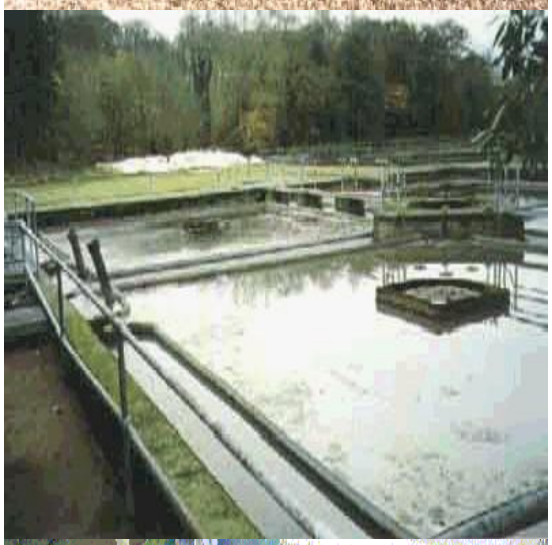

Photo3

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Generic Category	Sewage treatment works
CG Code	63M1C2
Specific	Dortmund tanks
Descriptive	Conical or pyramidal base
Tech1	Over 250.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£641
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	These normally consist of a square tank with the base comprising of an inverted pyramid. They are normally made of reinforced concrete and used for settlement. Tanks normally set below ground with an up stand topped with a safety rail. Cost includes up stand and safety rail. The gross internal volume includes the volume of the weir.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Additional cost should be added for handrails, walkways, elevated tanks or conduits, supporting concrete structure and foundations using rates for reinforced concrete beams and columns (Category: Frames: Reinforced Concrete, Foundations: Isolated Bases Item: Concrete - Reinforced).
rateable element	Class 4 Table 4 Tanks
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, walkways.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description Typical Dortmund Tanks

Photo notes -

Photo1

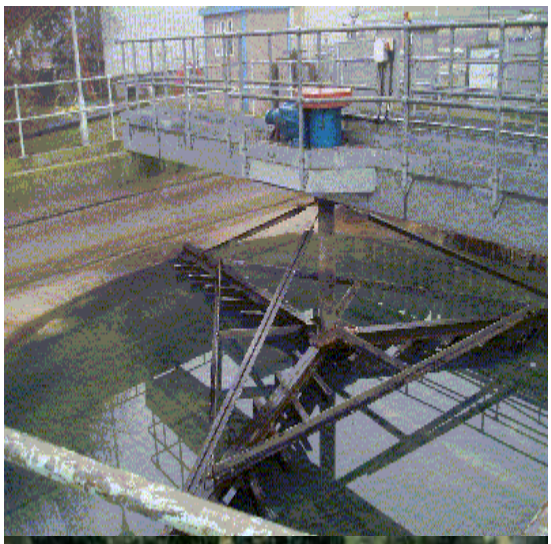

Photo2

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M1CS
Specific	Dortmund tanks
Descriptive	Conical or pyramidal base
Tech1	< 25.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£1,319
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	These normally consist of a square tank with the base comprising of an inverted pyramid. They are normally made of reinforced concrete and used for settlement. Tanks normally set below ground with an up stand topped with a safety rail. Cost includes up stand and safety rail. The gross internal volume includes the volume of the weir.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Additional cost should be added for handrails, walkways, elevated tanks or conduits, supporting concrete structure and foundations using rates for reinforced concrete beams and columns (Category: Frames: Reinforced Concrete, Foundations: Isolated Bases Item: Concrete - Reinforced).
rateable element	Class 4 Table 4 Tanks
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, walkways.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description Typical Dortmund Tanks

Photo notes -

Photo1

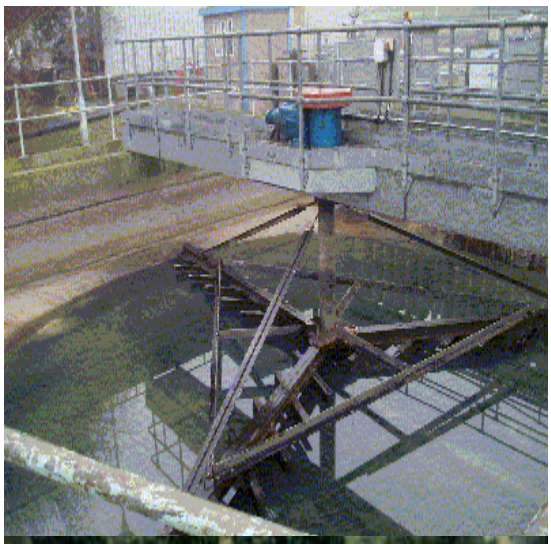

Photo2

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M1CT
Specific	Dortmund tanks
Descriptive	Conical or pyramidal base
Tech1	Over 25.0m³ - 30.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£1,280
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	These normally consist of a square tank with the base comprising of an inverted pyramid. They are normally made of reinforced concrete and used for settlement. Tanks normally set below ground with an up stand topped with a safety rail. Cost includes up stand and safety rail. The gross internal volume includes the volume of the weir.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Additional cost should be added for handrails, walkways, elevated tanks or conduits, supporting concrete structure and foundations using rates for reinforced concrete beams and columns (Category: Frames: Reinforced Concrete, Foundations: Isolated Bases Item: Concrete - Reinforced).
rateable element	Class 4 Table 4 Tanks
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, walkways.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description Typical Dortmund Tanks

Photo notes -

Photo1

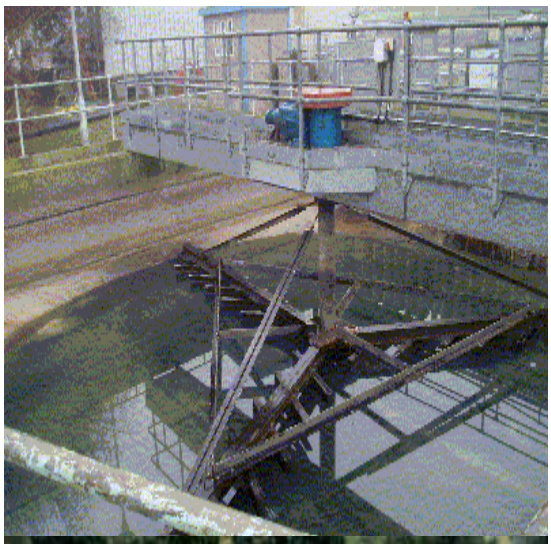

Photo2

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M1CU
Specific	Dortmund tanks
Descriptive	Conical or pyramidal base
Tech1	Over 30.0m³ - 50.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£1,138
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	These normally consist of a square tank with the base comprising of an inverted pyramid. They are normally made of reinforced concrete and used for settlement. Tanks normally set below ground with an up stand topped with a safety rail. Cost includes up stand and safety rail. The gross internal volume includes the volume of the weir.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Additional cost should be added for handrails, walkways, elevated tanks or conduits, supporting concrete structure and foundations using rates for reinforced concrete beams and columns (Category: Frames: Reinforced Concrete, Foundations: Isolated Bases Item: Concrete - Reinforced).
rateable element	Class 4 Table 4 Tanks
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, walkways.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description Typical Dortmund Tanks

Photo notes -

Photo1

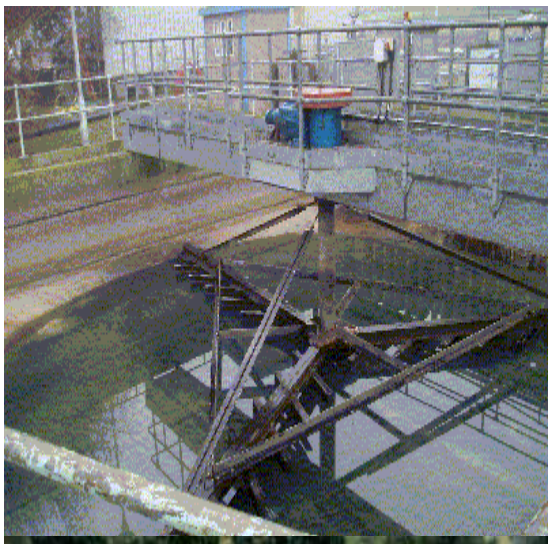

Photo2

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M1CV
Specific	Dortmund tanks
Descriptive	Conical or pyramidal base
Tech1	Over 50.0m³ - 62.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£1,024
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	These normally consist of a square tank with the base comprising of an inverted pyramid. They are normally made of reinforced concrete and used for settlement. Tanks normally set below ground with an up stand topped with a safety rail. Cost includes up stand and safety rail. The gross internal volume includes the volume of the weir.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Additional cost should be added for handrails, walkways, elevated tanks or conduits, supporting concrete structure and foundations using rates for reinforced concrete beams and columns (Category: Frames: Reinforced Concrete, Foundations: Isolated Bases Item: Concrete - Reinforced).
rateable element	Class 4 Table 4 Tanks
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, walkways.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description Typical Dortmund Tanks

Photo notes -

Photo1

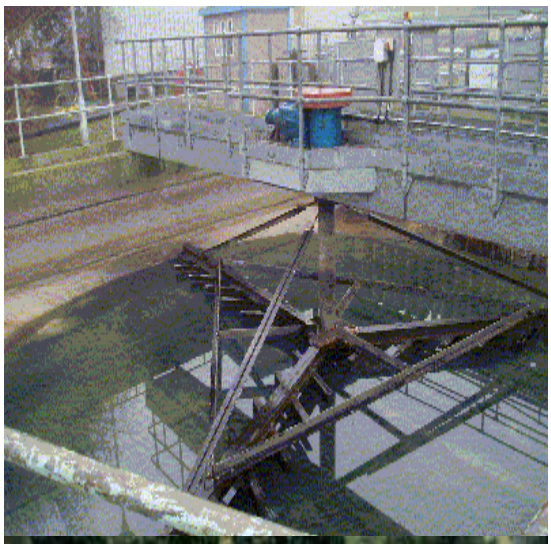

Photo2

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M1CW
Specific	Dortmund tanks
Descriptive	Conical or pyramidal base
Tech1	Over 62.0m³ - 100.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£912
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	These normally consist of a square tank with the base comprising of an inverted pyramid. They are normally made of reinforced concrete and used for settlement. Tanks normally set below ground with an up stand topped with a safety rail. Cost includes up stand and safety rail. The gross internal volume includes the volume of the weir.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Additional cost should be added for handrails, walkways, elevated tanks or conduits, supporting concrete structure and foundations using rates for reinforced concrete beams and columns (Category: Frames: Reinforced Concrete, Foundations: Isolated Bases Item: Concrete - Reinforced).
rateable element	Class 4 Table 4 Tanks
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, walkways.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description Typical Dortmund Tanks

Photo notes -

Photo1

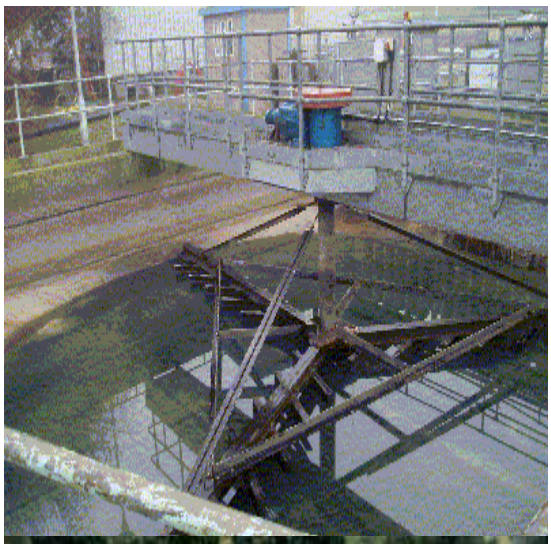

Photo2

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M0Q1
Specific	Gas holders
Descriptive	Spiral or telescopic tanks
Tech1	5000.0m³ typical
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£345
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Plate metal traditional gas holder either spiral or telescopic type. Usually water sealed on concrete base. Used for the storage of sludge gas, which has been processed and is mainly methane (Methane 65% Carbon Dioxide 30%). Average size holder is 5000 m3. Cost includes ladders and handrails round top of tank.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs are for standard size tanks although other sizes are available. Costs do not include for associated condensate chambers, lightning protection or surrounding paving, stairs, walkways (metal or concrete)
rateable element	Class 4 Table 4 Gas Holders Class 4 Table 4 Tanks Note size limitation Preamble to Class 4 (d) Class 4 Table 3 foundations
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Class 2 Hazards Site works - tank compound
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Photo 1 - Raised Holder - concrete base and metal expandable top Photo 2 - Top Metal Mechanism Lowered. Gasholder, not raised. (All Metal Tank).

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M1E2
Specific	GRP covers
Descriptive	To tanks and chambers
Tech1	Glass reinforced plastic (GRP)
Tech2	Upto 50m2
Unit size	-
Unit of measurement	m2
ERC	£460
Superseded codes	63M1E1
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Covers are frequently made of Glass Reinforced Plastic. The covers will normally be brought to site in sections and then bolted together. The covers are also bolted in place over the tanks, being a permanent feature of the works and are not designed to be removed in the normal operational process.
Referencing details	-
Cost information notes	Area of cover in m2
rateable element	Covers may be rateable as part of the tank over which they sit. Tanks are a named item under Class 4 Table 4. Under Class 4 (b) covers will only be rateable if they form an integral part of the tank over which they are situated. Deciding if a cover is an integral part of a tank is a question that will need to be resolved in each separate case. Factors that point to the cover being an integral part of the tank are: a strong degree of fixation between the cover and the tank; the cover is a substantial structure in its own right; the cover cannot easily be removed; the cover is seldom if ever removed and the cover is designed to be in place during normal operating conditions. Odour control is a feature of the works on which the covered tank(s) are found.
non rateable element	-
Adjusted Plant and Machinery	Security lighting, Conduits
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description -

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M1E3
Specific	GRP covers
Descriptive	To tanks and chambers
Tech1	Glass reinforced plastic (GRP)
Tech2	50m2 - 100m2
Unit size	-
Unit of measurement	m2
ERC	£378
Superseded codes	63M1E1
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Covers are frequently made of Glass Reinforced Plastic. The covers will normally be brought to site in sections and then bolted together. The covers are also bolted in place over the tanks, being a permanent feature of the works and are not designed to be removed in the normal operational process.
Referencing details	-
Cost information notes	Area of cover in m2
rateable element	Covers may be rateable as part of the tank over which they sit. Tanks are a named item under Class 4 Table 4. Under Class 4 (b) covers will only be rateable if they form an integral part of the tank over which they are situated. Deciding if a cover is an integral part of a tank is a question that will need to be resolved in each separate case. Factors that point to the cover being an integral part of the tank are: a strong degree of fixation between the cover and the tank; the cover is a substantial structure in its own right; the cover cannot easily be removed; the cover is seldom if ever removed and the cover is designed to be in place during normal operating conditions. Odour control is a feature of the works on which the covered tank(s) are found.
non rateable element	-
Adjusted Plant and Machinery	Security lighting, Conduits
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description -

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M1E4
Specific	GRP covers
Descriptive	To tanks and chambers
Tech1	Glass reinforced plastic (GRP)
Tech2	100m2 - 150m2
Unit size	-
Unit of measurement	m2
ERC	£337
Superseded codes	63M1E1
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Covers are frequently made of Glass Reinforced Plastic. The covers will normally be brought to site in sections and then bolted together. The covers are also bolted in place over the tanks, being a permanent feature of the works and are not designed to be removed in the normal operational process.
Referencing details	-
Cost information notes	Area of cover in m2
rateable element	Covers may be rateable as part of the tank over which they sit. Tanks are a named item under Class 4 Table 4. Under Class 4 (b) covers will only be rateable if they form an integral part of the tank over which they are situated. Deciding if a cover is an integral part of a tank is a question that will need to be resolved in each separate case. Factors that point to the cover being an integral part of the tank are: a strong degree of fixation between the cover and the tank; the cover is a substantial structure in its own right; the cover cannot easily be removed; the cover is seldom if ever removed and the cover is designed to be in place during normal operating conditions. Odour control is a feature of the works on which the covered tank(s) are found.
non rateable element	-
Adjusted Plant and Machinery	Security lighting, Conduits
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description -

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M1E5
Specific	GRP covers
Descriptive	To tanks and chambers
Tech1	Glass reinforced plastic (GRP)
Tech2	150m2 - 200m2
Unit size	-
Unit of measurement	m2
ERC	£312
Superseded codes	63M1E1
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Covers are frequently made of Glass Reinforced Plastic. The covers will normally be brought to site in sections and then bolted together. The covers are also bolted in place over the tanks, being a permanent feature of the works and are not designed to be removed in the normal operational process.
Referencing details	-
Cost information notes	Area of cover in m2
rateable element	Covers may be rateable as part of the tank over which they sit. Tanks are a named item under Class 4 Table 4. Under Class 4 (b) covers will only be rateable if they form an integral part of the tank over which they are situated. Deciding if a cover is an integral part of a tank is a question that will need to be resolved in each separate case. Factors that point to the cover being an integral part of the tank are: a strong degree of fixation between the cover and the tank; the cover is a substantial structure in its own right; the cover cannot easily be removed; the cover is seldom if ever removed and the cover is designed to be in place during normal operating conditions. Odour control is a feature of the works on which the covered tank(s) are found.
non rateable element	-
Adjusted Plant and Machinery	Security lighting, Conduits
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description -

Photo notes -

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M1E6
Specific	GRP covers
Descriptive	To tanks and chambers
Tech1	Glass reinforced plastic (GRP)
Tech2	Over 200m2
Unit size	-
Unit of measurement	m2
ERC	£292
Superseded codes	63M1E1
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Covers are frequently made of Glass Reinforced Plastic. The covers will normally be brought to site in sections and then bolted together. The covers are also bolted in place over the tanks, being a permanent feature of the works and are not designed to be removed in the normal operational process.
Referencing details	-
Cost information notes	Area of cover in m2
rateable element	Covers may be rateable as part of the tank over which they sit. Tanks are a named item under Class 4 Table 4. Under Class 4 (b) covers will only be rateable if they form an integral part of the tank over which they are situated. Deciding if a cover is an integral part of a tank is a question that will need to be resolved in each separate case. Factors that point to the cover being an integral part of the tank are: a strong degree of fixation between the cover and the tank; the cover is a substantial structure in its own right; the cover cannot easily be removed; the cover is seldom if ever removed and the cover is designed to be in place during normal operating conditions. Odour control is a feature of the works on which the covered tank(s) are found.
non rateable element	-
Adjusted Plant and Machinery	Security lighting, Conduits
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description -

Photo notes -

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63MGP1
Specific	GRP tanks
Descriptive	Conical
Tech1	1.0m upstand edge wall
Tech2	3.0m diam
Unit size	-
Unit of measurement	m3
ERC	£2,043
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Moulded Glass Reinforced Plastic (GRP) conical settlement tanks. GRP construction with corrosion resistant reinforcement specifically selected for sewage and wastewater applications. Usually formed from a series of flanged sections which are bolted together and have a non-biodegradable sealant sandwiched between the flanges. Units of 2.5 to 3 metre diameter are usually delivered to site completely assembled, whilst larger units (up to 7 metre diameter) are usually delivered in sections and assembled on site. Available with 55º (shallow excavation) or 60º cone. Used as primary, final or storm settlement tanks. The tanks are designed and usually installed below ground, although there is the option of above ground installation (mounted on a galvanised steel frame). The general design and construction is such that the completed tank will withstand both internal and external pressures and will only require a lean-mix concrete surround to eliminate pressure points on the tank skin and provide additional mass to compensate for high ground water table conditions. The lower portion of the tank is usually anchored to a concrete base slab and will also usually have a base frame to provide an anchor and levelling facility. Once the other sections of the tank are positioned, fixed, sealed, and bonded the tank is ready for backfilling.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	The costs should exclude handrails, bridges and mechanical handling equipment.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
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Generic Category	Sewage treatment works
CG Code	63MGP2
Specific	GRP tanks
Descriptive	Conical
Tech1	1.0m upstand edge wall
Tech2	3.5m diam
Unit size	-
Unit of measurement	m3
ERC	£1,583
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Moulded Glass Reinforced Plastic (GRP) conical settlement tanks. GRP construction with corrosion resistant reinforcement specifically selected for sewage and wastewater applications. Usually formed from a series of flanged sections which are bolted together and have a non-biodegradable sealant sandwiched between the flanges. Units of 2.5 to 3 metre diameter are usually delivered to site completely assembled, whilst larger units (up to 7 metre diameter) are usually delivered in sections and assembled on site. Available with 55º (shallow excavation) or 60º cone. Used as primary, final or storm settlement tanks. The tanks are designed and usually installed below ground, although there is the option of above ground installation (mounted on a galvanised steel frame). The general design and construction is such that the completed tank will withstand both internal and external pressures and will only require a lean-mix concrete surround to eliminate pressure points on the tank skin and provide additional mass to compensate for high ground water table conditions. The lower portion of the tank is usually anchored to a concrete base slab and will also usually have a base frame to provide an anchor and levelling facility. Once the other sections of the tank are positioned, fixed, sealed, and bonded the tank is ready for backfilling.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	The costs should exclude handrails, bridges and mechanical handling equipment.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
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Generic Category	Sewage treatment works
CG Code	63MGP3
Specific	GRP tanks
Descriptive	Conical
Tech1	1.0m upstand edge wall
Tech2	4.0m diam
Unit size	-
Unit of measurement	m3
ERC	£1,257
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Moulded Glass Reinforced Plastic (GRP) conical settlement tanks. GRP construction with corrosion resistant reinforcement specifically selected for sewage and wastewater applications. Usually formed from a series of flanged sections which are bolted together and have a non-biodegradable sealant sandwiched between the flanges. Units of 2.5 to 3 metre diameter are usually delivered to site completely assembled, whilst larger units (up to 7 metre diameter) are usually delivered in sections and assembled on site. Available with 55º (shallow excavation) or 60º cone. Used as primary, final or storm settlement tanks. The tanks are designed and usually installed below ground, although there is the option of above ground installation (mounted on a galvanised steel frame). The general design and construction is such that the completed tank will withstand both internal and external pressures and will only require a lean-mix concrete surround to eliminate pressure points on the tank skin and provide additional mass to compensate for high ground water table conditions. The lower portion of the tank is usually anchored to a concrete base slab and will also usually have a base frame to provide an anchor and levelling facility. Once the other sections of the tank are positioned, fixed, sealed, and bonded the tank is ready for backfilling.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	The costs should exclude handrails, bridges and mechanical handling equipment.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
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Generic Category	Sewage treatment works
CG Code	63MGP4
Specific	GRP tanks
Descriptive	Conical
Tech1	1.0m upstand edge wall
Tech2	4.5m diam
Unit size	-
Unit of measurement	m3
ERC	£1,100
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Moulded Glass Reinforced Plastic (GRP) conical settlement tanks. GRP construction with corrosion resistant reinforcement specifically selected for sewage and wastewater applications. Usually formed from a series of flanged sections which are bolted together and have a non-biodegradable sealant sandwiched between the flanges. Units of 2.5 to 3 metre diameter are usually delivered to site completely assembled, whilst larger units (up to 7 metre diameter) are usually delivered in sections and assembled on site. Available with 55º (shallow excavation) or 60º cone. Used as primary, final or storm settlement tanks. The tanks are designed and usually installed below ground, although there is the option of above ground installation (mounted on a galvanised steel frame). The general design and construction is such that the completed tank will withstand both internal and external pressures and will only require a lean-mix concrete surround to eliminate pressure points on the tank skin and provide additional mass to compensate for high ground water table conditions. The lower portion of the tank is usually anchored to a concrete base slab and will also usually have a base frame to provide an anchor and levelling facility. Once the other sections of the tank are positioned, fixed, sealed, and bonded the tank is ready for backfilling.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	The costs should exclude handrails, bridges and mechanical handling equipment.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
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Generic Category	Sewage treatment works
CG Code	63MGP5
Specific	GRP tanks
Descriptive	Conical
Tech1	1.0m upstand edge wall
Tech2	5.0m diam
Unit size	-
Unit of measurement	m3
ERC	£851
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Moulded Glass Reinforced Plastic (GRP) conical settlement tanks. GRP construction with corrosion resistant reinforcement specifically selected for sewage and wastewater applications. Usually formed from a series of flanged sections which are bolted together and have a non-biodegradable sealant sandwiched between the flanges. Units of 2.5 to 3 metre diameter are usually delivered to site completely assembled, whilst larger units (up to 7 metre diameter) are usually delivered in sections and assembled on site. Available with 55º (shallow excavation) or 60º cone. Used as primary, final or storm settlement tanks. The tanks are designed and usually installed below ground, although there is the option of above ground installation (mounted on a galvanised steel frame). The general design and construction is such that the completed tank will withstand both internal and external pressures and will only require a lean-mix concrete surround to eliminate pressure points on the tank skin and provide additional mass to compensate for high ground water table conditions. The lower portion of the tank is usually anchored to a concrete base slab and will also usually have a base frame to provide an anchor and levelling facility. Once the other sections of the tank are positioned, fixed, sealed, and bonded the tank is ready for backfilling.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	The costs should exclude handrails, bridges and mechanical handling equipment.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
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Generic Category	Sewage treatment works
CG Code	63MGP6
Specific	GRP tanks
Descriptive	Conical
Tech1	1.0m upstand edge wall
Tech2	5.5m diam
Unit size	-
Unit of measurement	m3
ERC	£685
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Moulded Glass Reinforced Plastic (GRP) conical settlement tanks. GRP construction with corrosion resistant reinforcement specifically selected for sewage and wastewater applications. Usually formed from a series of flanged sections which are bolted together and have a non-biodegradable sealant sandwiched between the flanges. Units of 2.5 to 3 metre diameter are usually delivered to site completely assembled, whilst larger units (up to 7 metre diameter) are usually delivered in sections and assembled on site. Available with 55º (shallow excavation) or 60º cone. Used as primary, final or storm settlement tanks. The tanks are designed and usually installed below ground, although there is the option of above ground installation (mounted on a galvanised steel frame). The general design and construction is such that the completed tank will withstand both internal and external pressures and will only require a lean-mix concrete surround to eliminate pressure points on the tank skin and provide additional mass to compensate for high ground water table conditions. The lower portion of the tank is usually anchored to a concrete base slab and will also usually have a base frame to provide an anchor and levelling facility. Once the other sections of the tank are positioned, fixed, sealed, and bonded the tank is ready for backfilling.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	The costs should exclude handrails, bridges and mechanical handling equipment.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Sewage treatment works
CG Code	63MGP7
Specific	GRP tanks
Descriptive	Conical
Tech1	1.0m upstand edge wall
Tech2	6.0m diam
Unit size	-
Unit of measurement	m3
ERC	£555
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Moulded Glass Reinforced Plastic (GRP) conical settlement tanks. GRP construction with corrosion resistant reinforcement specifically selected for sewage and wastewater applications. Usually formed from a series of flanged sections which are bolted together and have a non-biodegradable sealant sandwiched between the flanges. Units of 2.5 to 3 metre diameter are usually delivered to site completely assembled, whilst larger units (up to 7 metre diameter) are usually delivered in sections and assembled on site. Available with 55º (shallow excavation) or 60º cone. Used as primary, final or storm settlement tanks. The tanks are designed and usually installed below ground, although there is the option of above ground installation (mounted on a galvanised steel frame). The general design and construction is such that the completed tank will withstand both internal and external pressures and will only require a lean-mix concrete surround to eliminate pressure points on the tank skin and provide additional mass to compensate for high ground water table conditions. The lower portion of the tank is usually anchored to a concrete base slab and will also usually have a base frame to provide an anchor and levelling facility. Once the other sections of the tank are positioned, fixed, sealed, and bonded the tank is ready for backfilling.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	The costs should exclude handrails, bridges and mechanical handling equipment.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
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Photo notes	-
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Generic Category	Sewage treatment works
CG Code	63MGP8
Specific	GRP tanks
Descriptive	Conical
Tech1	1.0m upstand edge wall
Tech2	6.5m diam
Unit size	-
Unit of measurement	m3
ERC	£427
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Moulded Glass Reinforced Plastic (GRP) conical settlement tanks. GRP construction with corrosion resistant reinforcement specifically selected for sewage and wastewater applications. Usually formed from a series of flanged sections which are bolted together and have a non-biodegradable sealant sandwiched between the flanges. Units of 2.5 to 3 metre diameter are usually delivered to site completely assembled, whilst larger units (up to 7 metre diameter) are usually delivered in sections and assembled on site. Available with 55º (shallow excavation) or 60º cone. Used as primary, final or storm settlement tanks. The tanks are designed and usually installed below ground, although there is the option of above ground installation (mounted on a galvanised steel frame). The general design and construction is such that the completed tank will withstand both internal and external pressures and will only require a lean-mix concrete surround to eliminate pressure points on the tank skin and provide additional mass to compensate for high ground water table conditions. The lower portion of the tank is usually anchored to a concrete base slab and will also usually have a base frame to provide an anchor and levelling facility. Once the other sections of the tank are positioned, fixed, sealed, and bonded the tank is ready for backfilling.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	The costs should exclude handrails, bridges and mechanical handling equipment.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
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Generic Category	Sewage treatment works
CG Code	63MGP9
Specific	GRP tanks
Descriptive	Conical
Tech1	1.0m upstand edge wall
Tech2	7.0m diam
Unit size	-
Unit of measurement	m3
ERC	£341
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Moulded Glass Reinforced Plastic (GRP) conical settlement tanks. GRP construction with corrosion resistant reinforcement specifically selected for sewage and wastewater applications. Usually formed from a series of flanged sections which are bolted together and have a non-biodegradable sealant sandwiched between the flanges. Units of 2.5 to 3 metre diameter are usually delivered to site completely assembled, whilst larger units (up to 7 metre diameter) are usually delivered in sections and assembled on site. Available with 55º (shallow excavation) or 60º cone. Used as primary, final or storm settlement tanks. The tanks are designed and usually installed below ground, although there is the option of above ground installation (mounted on a galvanised steel frame). The general design and construction is such that the completed tank will withstand both internal and external pressures and will only require a lean-mix concrete surround to eliminate pressure points on the tank skin and provide additional mass to compensate for high ground water table conditions. The lower portion of the tank is usually anchored to a concrete base slab and will also usually have a base frame to provide an anchor and levelling facility. Once the other sections of the tank are positioned, fixed, sealed, and bonded the tank is ready for backfilling.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	The costs should exclude handrails, bridges and mechanical handling equipment.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Sewage treatment works
CG Code	63M0A23
Specific	Inlet works
Descriptive	All - in rate
Tech1	Gross internal volume
Tech2	<30m3
Unit size	-
Unit of measurement	m3
ERC	£1,150
Superseded codes	63M0A22
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	All in rate based on m3 basis for channels, chambers, detritors etc. found at an inlet works. The price assumes the inlet works are built at ground level and not elevated.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	The cost is to cover all structural items found at an inlet including channels chambers and detritors. The costs are to include any handrails but are to exclude the screens themselves, and to exclude any pumps and any mechanical equipment associated with the detritor. Please Note The preferred method is to cost individual constituent parts e.g. chambers, conduit, detritors, tanks etc
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Sewage treatment works
CG Code	63M0A24
Specific	Inlet works
Descriptive	All - in rate
Tech1	Gross internal volume
Tech2	Over 30m3 - 80m3
Unit size	-
Unit of measurement	m3
ERC	£1,038
Superseded codes	63M0A22
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	All in rate based on m3 basis for channels, chambers, detritors etc. found at an inlet works. The price assumes the inlet works are built at ground level and not elevated.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	The cost is to cover all structural items found at an inlet including channels chambers and detritors. The costs are to include any handrails but are to exclude the screens themselves, and to exclude any pumps and any mechanical equipment associated with the detritor. Please Note The preferred method is to cost individual constituent parts e.g. chambers, conduit, detritors, tanks etc
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Sewage treatment works
CG Code	63M0A25
Specific	Inlet works
Descriptive	All - in rate
Tech1	Gross internal volume
Tech2	Over 80m3 - 200m3
Unit size	-
Unit of measurement	m3
ERC	£1,007
Superseded codes	63M0A22
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	All in rate based on m3 basis for channels, chambers, detritors etc. found at an inlet works. The price assumes the inlet works are built at ground level and not elevated.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	The cost is to cover all structural items found at an inlet including channels chambers and detritors. The costs are to include any handrails but are to exclude the screens themselves, and to exclude any pumps and any mechanical equipment associated with the detritor. Please Note The preferred method is to cost individual constituent parts e.g. chambers, conduit, detritors, tanks etc
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Sewage treatment works
CG Code	63M0A26
Specific	Inlet works
Descriptive	All - in rate
Tech1	Gross internal volume
Tech2	Over 200m3
Unit size	-
Unit of measurement	m3
ERC	£999
Superseded codes	63M0A22
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	All in rate based on m3 basis for channels, chambers, detritors etc. found at an inlet works. The price assumes the inlet works are built at ground level and not elevated.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	The cost is to cover all structural items found at an inlet including channels chambers and detritors. The costs are to include any handrails but are to exclude the screens themselves, and to exclude any pumps and any mechanical equipment associated with the detritor. Please Note The preferred method is to cost individual constituent parts e.g. chambers, conduit, detritors, tanks etc
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Sewage treatment works
CG Code	63M0ES1
Specific	Metal Tanks
Descriptive	Specialist Caustic Coating
Tech1	Upto 250.0m³
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£78
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Specialist caustic coating. Preparation by grit blasting; one coat primer; one layer 600 gramme fibreglass resin matting, resin wash; preparation and application of topcoat sealer.
Referencing details	Caustic coating per m2 surface area of coating with support services priced additionally.
Cost information notes	Cost excludes access, support scaffolding and waste skip and is priced separately under support services.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

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Generic Category	Sewage treatment works
CG Code	63M0ES2
Specific	Metal Tanks
Descriptive	Specialist Caustic Coating
Tech1	251.0m³ - 500.0m³
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£75
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Specialist caustic coating. Preparation by grit blasting; one coat primer; one layer 600 gramme fibreglass resin matting, resin wash; preparation and application of topcoat sealer.
Referencing details	Caustic coating per m2 surface area of coating with support services priced additionally.
Cost information notes	Cost excludes access, support scaffolding and waste skip and is priced separately under support services.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Sewage treatment works
CG Code	63M0ES3
Specific	Metal Tanks
Descriptive	Specialist Caustic Coating
Tech1	501.0m³ - 1000.0m³
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£70
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Specialist caustic coating. Preparation by grit blasting; one coat primer; one layer 600 gramme fibreglass resin matting, resin wash; preparation and application of topcoat sealer.
Referencing details	Caustic coating per m2 surface area of coating with support services priced additionally.
Cost information notes	Cost excludes access, support scaffolding and waste skip and is priced separately under support services.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

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Generic Category	Sewage treatment works
CG Code	63M0ES4
Specific	Metal Tanks
Descriptive	Specialist Caustic Coating
Tech1	Over 1001.0m³
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£66
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Specialist caustic coating. Preparation by grit blasting; one coat primer; one layer 600 gramme fibreglass resin matting, resin wash; preparation and application of topcoat sealer.
Referencing details	Caustic coating per m2 surface area of coating with support services priced additionally.
Cost information notes	Cost excludes access, support scaffolding and waste skip and is priced separately under support services.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

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Generic Category	Sewage treatment works
CG Code	63M0ES5
Specific	Metal Tanks
Descriptive	Specialist Caustic Coating
Tech1	Support Services
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£1,507
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Access and support scaffolding plus waste skip in support of Specialist Coating contractor
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0P1
Specific	Outfall conduit
Descriptive	Concrete culvert
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£399
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Normally a reinforced concrete conduit that is set mostly below ground and is not usually open topped. Can be several kilometres in length.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	The cost is for the outfall conduit only and exclude any bridges safety rails and safety fences.
rateable element	Class 4 Table 3 conduits
non rateable element	-
Adjusted Plant and Machinery	Security lighting, bridges, safety barriers, walkways
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

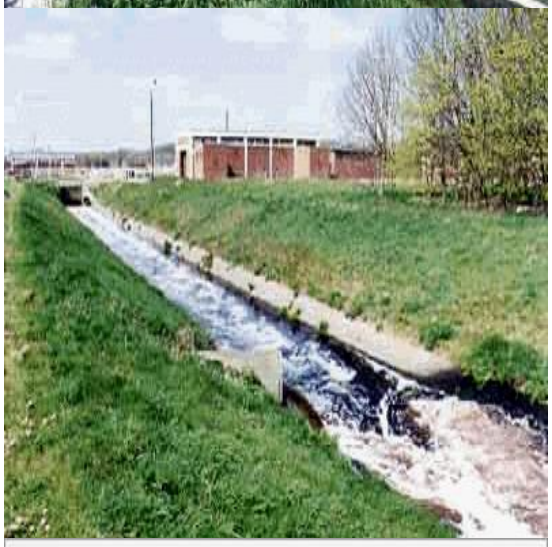

Photo3

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Generic Category	Sewage treatment works
CG Code	63M1H1
Specific	Reed beds
Descriptive	Excavated area
Tech1	Butyl lining
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£76
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reed beds are formed by excavating an area of land, lining the excavation (usually with butyl), then covering it with soil. Carefully selected reeds are then planted within the topsoil. Effluent flows into the bed and allowed to remain there for a period of time, during which organisms that naturally occur within the roots of the reeds have the effect of neutralising harmful bacteria found within the effluent.
Referencing details	Area of bed m2
Cost information notes	Rate excludes adjacent structures, chambers or gabions, paths and walls. Rate also excludes brick or concrete walling to the bed itself.
rateable element	Class 4 Table 3 Beds (It is the lined bed that is rateable)
non rateable element	The reeds themselves are not rateable nor is the medium filling the beds.
Adjusted Plant and Machinery	Chambers, Conduits, Security lighting.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical reed beds
Photo notes	-

Photo1

Photo2

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Generic Category	Sewage treatment works
CG Code	63M0E1
Specific	Sedimentation or Humus Tanks - Circular
Descriptive	Circular tanks
Tech1	Reinforced concrete
Tech2	100.0m³ - 250.0m³
Unit size	-
Unit of measurement	m3
ERC	£471
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular reinforced concrete sedimentation tank consisting of a central well, a sloping cone, vertical walls, and an outer weir. The angle of the sloping cone is usually 7.5 degrees or 10 degrees occasionally up to 30 degrees to the horizontal and allows for the settlement of sludge in the central bottom cone. The tank is normally set below the ground with an up stand topped with a safety rail. Cost includes up stand and safety rail. The cost excludes the bridge/ walkway and any mechanical equipment. The gross internal volume includes the volume of the weir.
Referencing details	Referencing of these items is very difficult and NO attempt must be made to climb on the surrounding apparatus in order to establish depths of the cylinder, cone or sump. Ask for suitable plans and take all of the measurements from them. Calculate GIV = m3. The calculation only includes part of the volume of the sump/pit, however, as the volume of the residue of the sump is relatively small the difference may be disregarded. The total diameter should include the weir.
Cost information notes	For cost purposes the rate provided is in terms of Gross Internal Volume however for calculation of the volume of the tank for rateability regard is to be given to the total cubic capacity in accordance with Class 4(d) (measured externally and excluding foundations, settings, supports, and anything, which is not an integral part of the item).
rateable element	Class 4 Table 4 Tanks. Class 4 Table 3 Bridges, Walkways
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, Walkways, Bridges.
Number of items adjusted	-

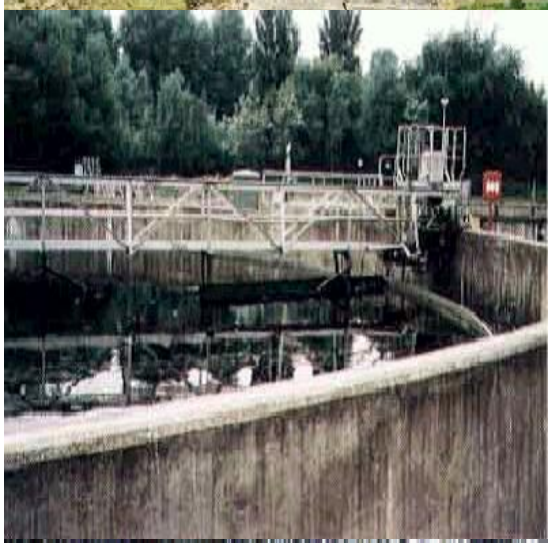
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	For cost of Bridges see Category: Stairs, walkways.
Photo description	Typical Sedimentation or Humus Tanks - Circular
Photo notes	-
Photo1	
Photo2	

Photo3

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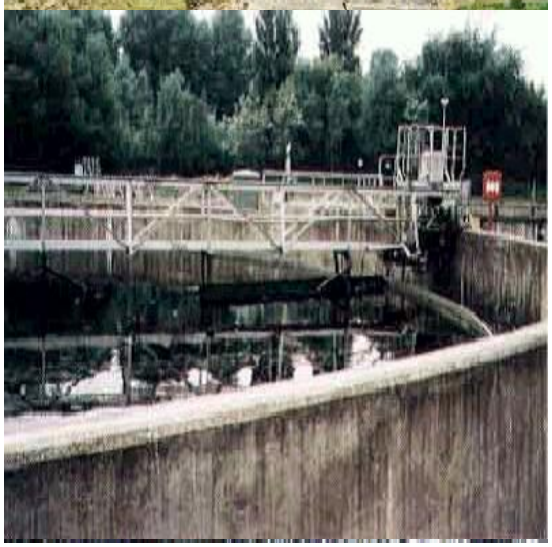
Generic Category	Sewage treatment works
CG Code	63M0E2
Specific	Sedimentation or Humus Tanks - Circular
Descriptive	Circular tanks
Tech1	Reinforced concrete
Tech2	250.0m³ - 500.0m³
Unit size	-
Unit of measurement	m3
ERC	£290
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular reinforced concrete sedimentation tank consisting of a central well, a sloping cone, vertical walls, and an outer weir. The angle of the sloping cone is usually 7.5 degrees or 10 degrees occasionally up to 30 degrees to the horizontal and allows for the settlement of sludge in the central bottom cone. The tank is normally set below the ground with an up stand topped with a safety rail. Cost includes up stand and safety rail. The cost excludes the bridge/ walkway and any mechanical equipment. The gross internal volume includes the volume of the weir.
Referencing details	Referencing of these items is very difficult and NO attempt must be made to climb on the surrounding apparatus in order to establish depths of the cylinder, cone or sump. Ask for suitable plans and take all of the measurements from them. Calculate GIV = m3. The calculation only includes part of the volume of the sump/pit, however, as the volume of the residue of the sump is relatively small the difference may be disregarded. The total diameter should include the weir.
Cost information notes	For cost purposes the rate provided is in terms of Gross Internal Volume however for calculation of the volume of the tank for rateability regard is to be given to the total cubic capacity in accordance with Class 4(d) (measured externally and excluding foundations, settings, supports, and anything, which is not an integral part of the item).
rateable element	Class 4 Table 4 Tanks. Class 4 Table 3 Bridges, Walkways
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, Walkways, Bridges.
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	For cost of Bridges see Category: Stairs, walkways.
Photo description	Typical Sedimentation or Humus Tanks - Circular
Photo notes	-
Photo1	
Photo2	

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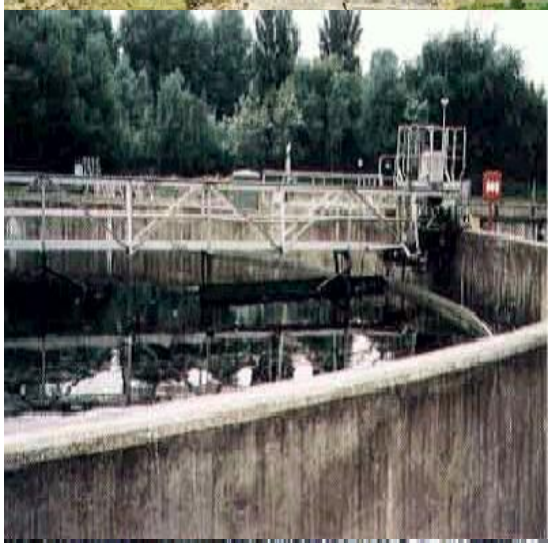
Generic Category	Sewage treatment works
CG Code	63M0E3
Specific	Sedimentation or Humus Tanks - Circular
Descriptive	Circular tanks
Tech1	Reinforced concrete
Tech2	500.0m³ - 1000.0m³
Unit size	-
Unit of measurement	m3
ERC	£225
Superseded codes	205G01
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular reinforced concrete sedimentation tank consisting of a central well, a sloping cone, vertical walls, and an outer weir. The angle of the sloping cone is usually 7.5 degrees or 10 degrees occasionally up to 30 degrees to the horizontal and allows for the settlement of sludge in the central bottom cone. The tank is normally set below the ground with an up stand topped with a safety rail. Cost includes up stand and safety rail. The cost excludes the bridge/ walkway and any mechanical equipment. The gross internal volume includes the volume of the weir.
Referencing details	Referencing of these items is very difficult and NO attempt must be made to climb on the surrounding apparatus in order to establish depths of the cylinder, cone or sump. Ask for suitable plans and take all of the measurements from them. Calculate GIV = m3. The calculation only includes part of the volume of the sump/pit, however, as the volume of the residue of the sump is relatively small the difference may be disregarded. The total diameter should include the weir.
Cost information notes	For cost purposes the rate provided is in terms of Gross Internal Volume however for calculation of the volume of the tank for rateability regard is to be given to the total cubic capacity in accordance with Class 4(d) (measured externally and excluding foundations, settings, supports, and anything, which is not an integral part of the item).
rateable element	Class 4 Table 4 Tanks. Class 4 Table 3 Bridges, Walkways
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, Walkways, Bridges.
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	For cost of Bridges see Category: Stairs, walkways.
Photo description	Typical Sedimentation or Humus Tanks - Circular
Photo notes	-
Photo1	
Photo2	

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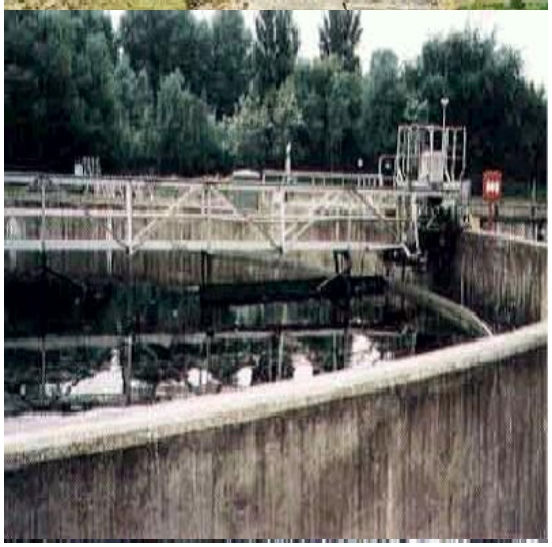
Generic Category	Sewage treatment works
CG Code	63M0E4
Specific	Sedimentation or Humus Tanks - Circular
Descriptive	Circular tanks
Tech1	Reinforced concrete
Tech2	1000.0m³ - 2000.0m³
Unit size	-
Unit of measurement	m3
ERC	£175
Superseded codes	205G02
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular reinforced concrete sedimentation tank consisting of a central well, a sloping cone, vertical walls, and an outer weir. The angle of the sloping cone is usually 7.5 degrees or 10 degrees occasionally up to 30 degrees to the horizontal and allows for the settlement of sludge in the central bottom cone. The tank is normally set below the ground with an up stand topped with a safety rail. Cost includes up stand and safety rail. The cost excludes the bridge/ walkway and any mechanical equipment. The gross internal volume includes the volume of the weir.
Referencing details	Referencing of these items is very difficult and NO attempt must be made to climb on the surrounding apparatus in order to establish depths of the cylinder, cone or sump. Ask for suitable plans and take all of the measurements from them. Calculate GIV = m3. The calculation only includes part of the volume of the sump/pit, however, as the volume of the residue of the sump is relatively small the difference may be disregarded. The total diameter should include the weir.
Cost information notes	For cost purposes the rate provided is in terms of Gross Internal Volume however for calculation of the volume of the tank for rateability regard is to be given to the total cubic capacity in accordance with Class 4(d) (measured externally and excluding foundations, settings, supports, and anything, which is not an integral part of the item).
rateable element	Class 4 Table 4 Tanks. Class 4 Table 3 Bridges, Walkways
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, Walkways, Bridges.
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	For cost of Bridges see Category: Stairs, walkways.
Photo description	Typical Sedimentation or Humus Tanks - Circular
Photo notes	-
Photo1	
Photo2	

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Generic Category	Sewage treatment works
CG Code	63M0E5
Specific	Sedimentation or Humus Tanks - Circular
Descriptive	Circular tanks
Tech1	Reinforced concrete
Tech2	2000.0m³ - 3000.0m³
Unit size	-
Unit of measurement	m3
ERC	£151
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular reinforced concrete sedimentation tank consisting of a central well, a sloping cone, vertical walls, and an outer weir. The angle of the sloping cone is usually 7.5 degrees or 10 degrees occasionally up to 30 degrees to the horizontal and allows for the settlement of sludge in the central bottom cone. The tank is normally set below the ground with an up stand topped with a safety rail. Cost includes up stand and safety rail. The cost excludes the bridge/ walkway and any mechanical equipment. The gross internal volume includes the volume of the weir.
Referencing details	Referencing of these items is very difficult and NO attempt must be made to climb on the surrounding apparatus in order to establish depths of the cylinder, cone or sump. Ask for suitable plans and take all of the measurements from them. Calculate GIV = m3. The calculation only includes part of the volume of the sump/pit, however, as the volume of the residue of the sump is relatively small the difference may be disregarded. The total diameter should include the weir.
Cost information notes	For cost purposes the rate provided is in terms of Gross Internal Volume however for calculation of the volume of the tank for rateability regard is to be given to the total cubic capacity in accordance with Class 4(d) (measured externally and excluding foundations, settings, supports, and anything, which is not an integral part of the item).
rateable element	Class 4 Table 4 Tanks. Class 4 Table 3 Bridges, Walkways
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, Walkways, Bridges.
Number of items adjusted	-

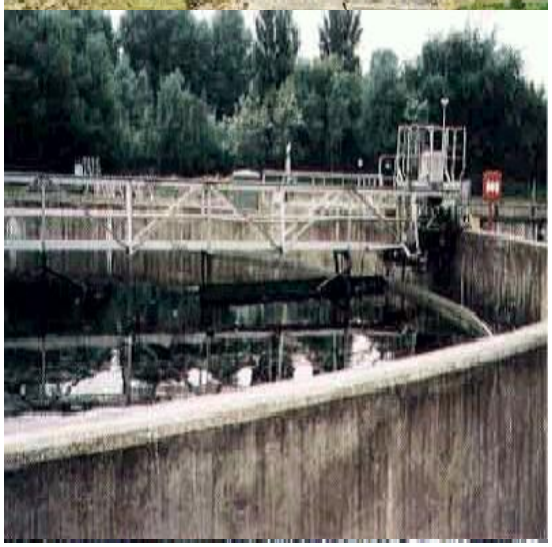
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	For cost of Bridges see Category: Stairs, walkways.
Photo description	Typical Sedimentation or Humus Tanks - Circular
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0E6
Specific	Sedimentation or Humus Tanks - Circular
Descriptive	Circular tanks
Tech1	Reinforced concrete
Tech2	3000.0m³ - 5000.0m³
Unit size	-
Unit of measurement	m3
ERC	£119
Superseded codes	205G03, 205G04
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular reinforced concrete sedimentation tank consisting of a central well, a sloping cone, vertical walls, and an outer weir. The angle of the sloping cone is usually 7.5 degrees or 10 degrees occasionally up to 30 degrees to the horizontal and allows for the settlement of sludge in the central bottom cone. The tank is normally set below the ground with an up stand topped with a safety rail. Cost includes up stand and safety rail. The cost excludes the bridge/ walkway and any mechanical equipment. The gross internal volume includes the volume of the weir.
Referencing details	Referencing of these items is very difficult and NO attempt must be made to climb on the surrounding apparatus in order to establish depths of the cylinder, cone or sump. Ask for suitable plans and take all of the measurements from them. Calculate GIV = m3. The calculation only includes part of the volume of the sump/pit, however, as the volume of the residue of the sump is relatively small the difference may be disregarded. The total diameter should include the weir.
Cost information notes	For cost purposes the rate provided is in terms of Gross Internal Volume however for calculation of the volume of the tank for rateability regard is to be given to the total cubic capacity in accordance with Class 4(d) (measured externally and excluding foundations, settings, supports, and anything, which is not an integral part of the item).
rateable element	Class 4 Table 4 Tanks. Class 4 Table 3 Bridges, Walkways
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, Walkways, Bridges.
Number of items adjusted	-

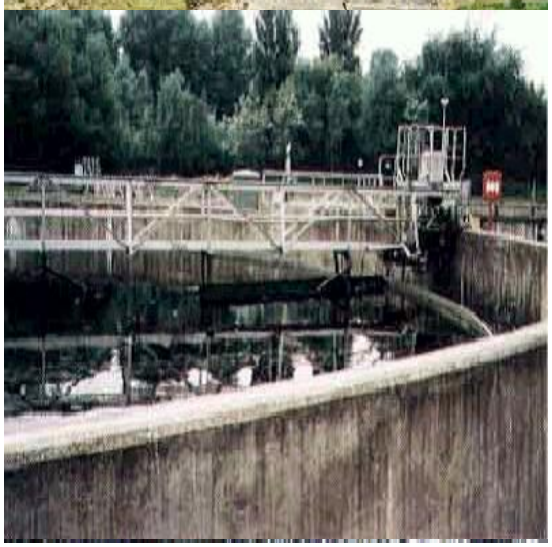
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	For cost of Bridges see Category: Stairs, walkways.
Photo description	Typical Sedimentation or Humus Tanks - Circular
Photo notes	-
Photo1	
Photo2	

Photo3

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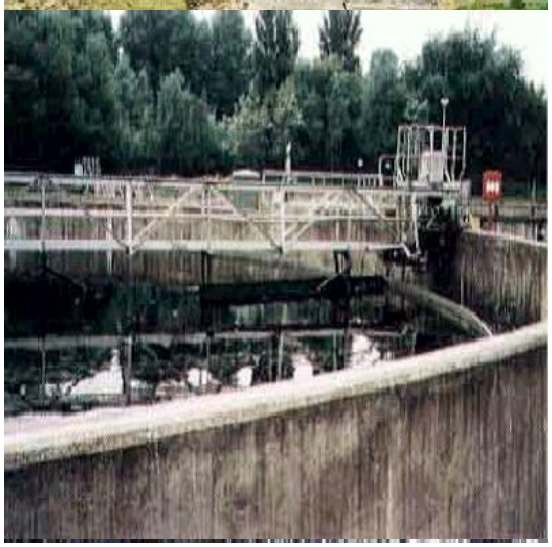
Generic Category	Sewage treatment works
CG Code	63M0E7
Specific	Sedimentation or Humus Tanks - Circular
Descriptive	Circular tanks
Tech1	Reinforced concrete
Tech2	5000.0m³ - 10000m³
Unit size	-
Unit of measurement	m3
ERC	£92
Superseded codes	205G05
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular reinforced concrete sedimentation tank consisting of a central well, a sloping cone, vertical walls, and an outer weir. The angle of the sloping cone is usually 7.5 degrees or 10 degrees occasionally up to 30 degrees to the horizontal and allows for the settlement of sludge in the central bottom cone. The tank is normally set below the ground with an up stand topped with a safety rail. Cost includes up stand and safety rail. The cost excludes the bridge/ walkway and any mechanical equipment. The gross internal volume includes the volume of the weir.
Referencing details	Referencing of these items is very difficult and NO attempt must be made to climb on the surrounding apparatus in order to establish depths of the cylinder, cone or sump. Ask for suitable plans and take all of the measurements from them. Calculate GIV = m3. The calculation only includes part of the volume of the sump/pit, however, as the volume of the residue of the sump is relatively small the difference may be disregarded. The total diameter should include the weir.
Cost information notes	For cost purposes the rate provided is in terms of Gross Internal Volume however for calculation of the volume of the tank for rateability regard is to be given to the total cubic capacity in accordance with Class 4(d) (measured externally and excluding foundations, settings, supports, and anything, which is not an integral part of the item).
rateable element	Class 4 Table 4 Tanks. Class 4 Table 3 Bridges, Walkways
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, Walkways, Bridges.
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	For cost of Bridges see Category: Stairs, walkways.
Photo description	Typical Sedimentation or Humus Tanks - Circular
Photo notes	-
Photo1	
Photo2	

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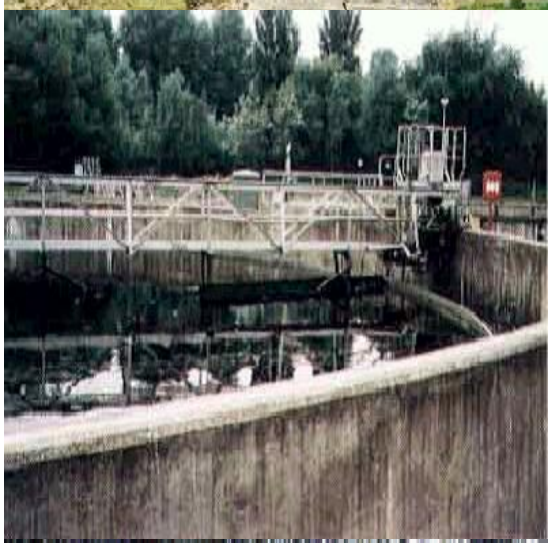
Generic Category	Sewage treatment works
CG Code	63M0E8
Specific	Sedimentation or Humus Tanks - Circular
Descriptive	Circular tanks
Tech1	Reinforced concrete
Tech2	Over 10000m³
Unit size	-
Unit of measurement	m3
ERC	£92
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular reinforced concrete sedimentation tank consisting of a central well, a sloping cone, vertical walls, and an outer weir. The angle of the sloping cone is usually 7.5 degrees or 10 degrees occasionally up to 30 degrees to the horizontal and allows for the settlement of sludge in the central bottom cone. The tank is normally set below the ground with an up stand topped with a safety rail. Cost includes up stand and safety rail. The cost excludes the bridge/ walkway and any mechanical equipment. The gross internal volume includes the volume of the weir.
Referencing details	Referencing of these items is very difficult and NO attempt must be made to climb on the surrounding apparatus in order to establish depths of the cylinder, cone or sump. Ask for suitable plans and take all of the measurements from them. Calculate GIV = m3. The calculation only includes part of the volume of the sump/pit, however, as the volume of the residue of the sump is relatively small the difference may be disregarded. The total diameter should include the weir.
Cost information notes	For cost purposes the rate provided is in terms of Gross Internal Volume however for calculation of the volume of the tank for rateability regard is to be given to the total cubic capacity in accordance with Class 4(d) (measured externally and excluding foundations, settings, supports, and anything, which is not an integral part of the item).
rateable element	Class 4 Table 4 Tanks. Class 4 Table 3 Bridges, Walkways
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, Walkways, Bridges.
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	For cost of Bridges see Category: Stairs, walkways.
Photo description	Typical Sedimentation or Humus Tanks - Circular
Photo notes	-
Photo1	
Photo2	

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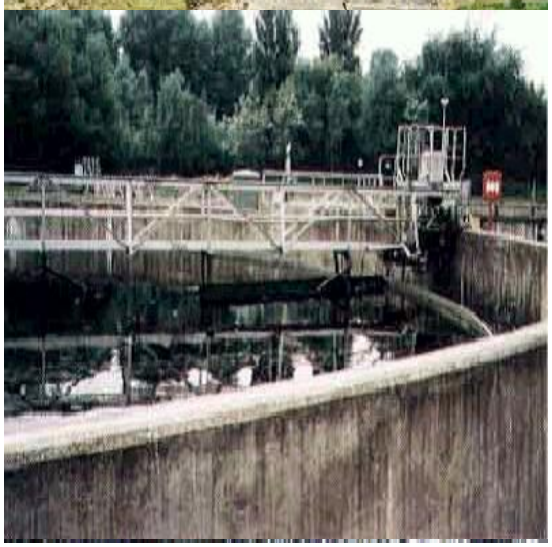
Generic Category	Sewage treatment works
CG Code	63M0ES
Specific	Sedimentation or Humus Tanks - Circular
Descriptive	Circular tanks
Tech1	Reinforced concrete
Tech2	< 25.0m³
Unit size	-
Unit of measurement	m3
ERC	£871
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular reinforced concrete sedimentation tank consisting of a central well, a sloping cone, vertical walls, and an outer weir. The angle of the sloping cone is usually 7.5 degrees or 10 degrees occasionally up to 30 degrees to the horizontal and allows for the settlement of sludge in the central bottom cone. The tank is normally set below the ground with an up stand topped with a safety rail. Cost includes up stand and safety rail. The cost excludes the bridge/ walkway and any mechanical equipment. The gross internal volume includes the volume of the weir.
Referencing details	Referencing of these items is very difficult and NO attempt must be made to climb on the surrounding apparatus in order to establish depths of the cylinder, cone or sump. Ask for suitable plans and take all of the measurements from them. Calculate GIV = m3. The calculation only includes part of the volume of the sump/pit, however, as the volume of the residue of the sump is relatively small the difference may be disregarded. The total diameter should include the weir.
Cost information notes	For cost purposes the rate provided is in terms of Gross Internal Volume however for calculation of the volume of the tank for rateability regard is to be given to the total cubic capacity in accordance with Class 4(d) (measured externally and excluding foundations, settings, supports, and anything, which is not an integral part of the item).
rateable element	Class 4 Table 4 Tanks. Class 4 Table 3 Bridges, Walkways
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, Walkways, Bridges.
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	For cost of Bridges see Category: Stairs, walkways.
Photo description	Typical Sedimentation or Humus Tanks - Circular
Photo notes	-
Photo1	
Photo2	

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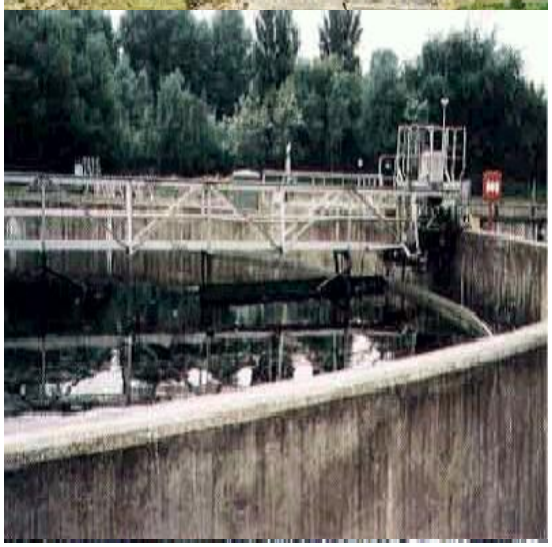
Generic Category	Sewage treatment works
CG Code	63M0ET
Specific	Sedimentation or Humus Tanks - Circular
Descriptive	Circular tanks
Tech1	Reinforced concrete
Tech2	Over 25.0m³ - 30.0m³
Unit size	-
Unit of measurement	m3
ERC	£814
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular reinforced concrete sedimentation tank consisting of a central well, a sloping cone, vertical walls, and an outer weir. The angle of the sloping cone is usually 7.5 degrees or 10 degrees occasionally up to 30 degrees to the horizontal and allows for the settlement of sludge in the central bottom cone. The tank is normally set below the ground with an up stand topped with a safety rail. Cost includes up stand and safety rail. The cost excludes the bridge/ walkway and any mechanical equipment. The gross internal volume includes the volume of the weir.
Referencing details	Referencing of these items is very difficult and NO attempt must be made to climb on the surrounding apparatus in order to establish depths of the cylinder, cone or sump. Ask for suitable plans and take all of the measurements from them. Calculate GIV = m3. The calculation only includes part of the volume of the sump/pit, however, as the volume of the residue of the sump is relatively small the difference may be disregarded. The total diameter should include the weir.
Cost information notes	For cost purposes the rate provided is in terms of Gross Internal Volume however for calculation of the volume of the tank for rateability regard is to be given to the total cubic capacity in accordance with Class 4(d) (measured externally and excluding foundations, settings, supports, and anything, which is not an integral part of the item).
rateable element	Class 4 Table 4 Tanks. Class 4 Table 3 Bridges, Walkways
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, Walkways, Bridges.
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	For cost of Bridges see Category: Stairs, walkways.
Photo description	Typical Sedimentation or Humus Tanks - Circular
Photo notes	-
Photo1	
Photo2	

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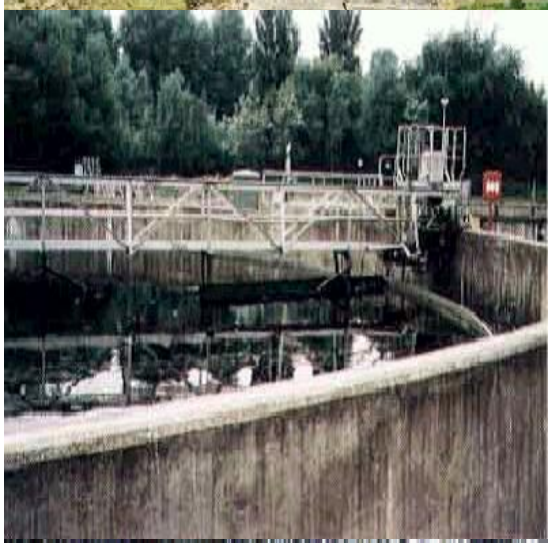
Generic Category	Sewage treatment works
CG Code	63M0EU
Specific	Sedimentation or Humus Tanks - Circular
Descriptive	Circular tanks
Tech1	Reinforced concrete
Tech2	Over 30.0m³ - 50.0m³
Unit size	-
Unit of measurement	m3
ERC	£676
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular reinforced concrete sedimentation tank consisting of a central well, a sloping cone, vertical walls, and an outer weir. The angle of the sloping cone is usually 7.5 degrees or 10 degrees occasionally up to 30 degrees to the horizontal and allows for the settlement of sludge in the central bottom cone. The tank is normally set below the ground with an up stand topped with a safety rail. Cost includes up stand and safety rail. The cost excludes the bridge/ walkway and any mechanical equipment. The gross internal volume includes the volume of the weir.
Referencing details	Referencing of these items is very difficult and NO attempt must be made to climb on the surrounding apparatus in order to establish depths of the cylinder, cone or sump. Ask for suitable plans and take all of the measurements from them. Calculate GIV = m3. The calculation only includes part of the volume of the sump/pit, however, as the volume of the residue of the sump is relatively small the difference may be disregarded. The total diameter should include the weir.
Cost information notes	For cost purposes the rate provided is in terms of Gross Internal Volume however for calculation of the volume of the tank for rateability regard is to be given to the total cubic capacity in accordance with Class 4(d) (measured externally and excluding foundations, settings, supports, and anything, which is not an integral part of the item).
rateable element	Class 4 Table 4 Tanks. Class 4 Table 3 Bridges, Walkways
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, Walkways, Bridges.
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	For cost of Bridges see Category: Stairs, walkways.
Photo description	Typical Sedimentation or Humus Tanks - Circular
Photo notes	-
Photo1	
Photo2	

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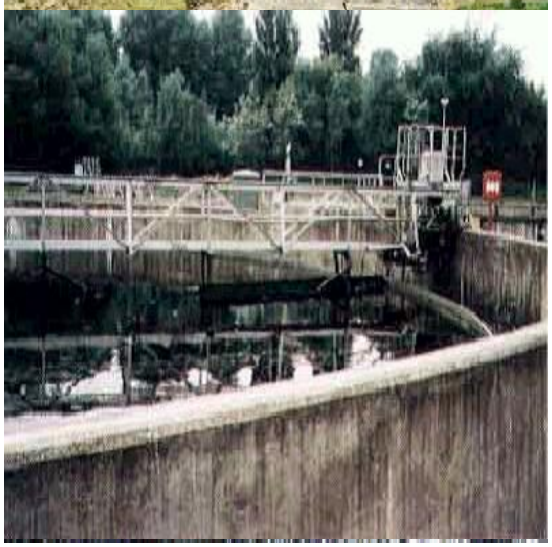
Generic Category	Sewage treatment works
CG Code	63M0EV
Specific	Sedimentation or Humus Tanks - Circular
Descriptive	Circular tanks
Tech1	Reinforced concrete
Tech2	Over 50.0m³ - 62.0m³
Unit size	-
Unit of measurement	m3
ERC	£624
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular reinforced concrete sedimentation tank consisting of a central well, a sloping cone, vertical walls, and an outer weir. The angle of the sloping cone is usually 7.5 degrees or 10 degrees occasionally up to 30 degrees to the horizontal and allows for the settlement of sludge in the central bottom cone. The tank is normally set below the ground with an up stand topped with a safety rail. Cost includes up stand and safety rail. The cost excludes the bridge/ walkway and any mechanical equipment. The gross internal volume includes the volume of the weir.
Referencing details	Referencing of these items is very difficult and NO attempt must be made to climb on the surrounding apparatus in order to establish depths of the cylinder, cone or sump. Ask for suitable plans and take all of the measurements from them. Calculate GIV = m3. The calculation only includes part of the volume of the sump/pit, however, as the volume of the residue of the sump is relatively small the difference may be disregarded. The total diameter should include the weir.
Cost information notes	For cost purposes the rate provided is in terms of Gross Internal Volume however for calculation of the volume of the tank for rateability regard is to be given to the total cubic capacity in accordance with Class 4(d) (measured externally and excluding foundations, settings, supports, and anything, which is not an integral part of the item).
rateable element	Class 4 Table 4 Tanks. Class 4 Table 3 Bridges, Walkways
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, Walkways, Bridges.
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	For cost of Bridges see Category: Stairs, walkways.
Photo description	Typical Sedimentation or Humus Tanks - Circular
Photo notes	-
Photo1	
Photo2	

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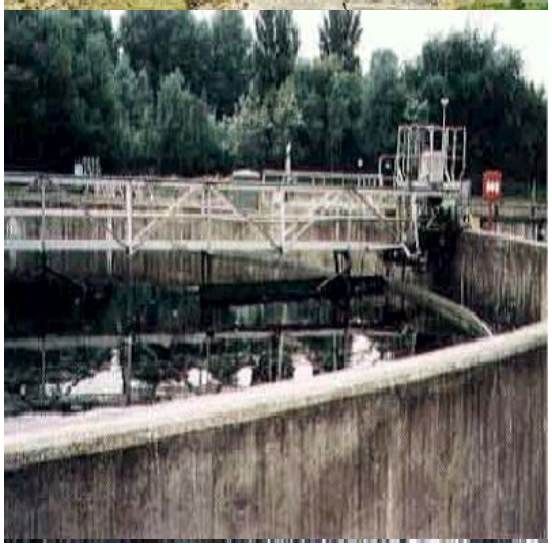
Generic Category	Sewage treatment works
CG Code	63M0EW
Specific	Sedimentation or Humus Tanks - Circular
Descriptive	Circular tanks
Tech1	Reinforced concrete
Tech2	Over 62.0m³ - 100.0m³
Unit size	-
Unit of measurement	m3
ERC	£524
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular reinforced concrete sedimentation tank consisting of a central well, a sloping cone, vertical walls, and an outer weir. The angle of the sloping cone is usually 7.5 degrees or 10 degrees occasionally up to 30 degrees to the horizontal and allows for the settlement of sludge in the central bottom cone. The tank is normally set below the ground with an up stand topped with a safety rail. Cost includes up stand and safety rail. The cost excludes the bridge/ walkway and any mechanical equipment. The gross internal volume includes the volume of the weir.
Referencing details	Referencing of these items is very difficult and NO attempt must be made to climb on the surrounding apparatus in order to establish depths of the cylinder, cone or sump. Ask for suitable plans and take all of the measurements from them. Calculate GIV = m3. The calculation only includes part of the volume of the sump/pit, however, as the volume of the residue of the sump is relatively small the difference may be disregarded. The total diameter should include the weir.
Cost information notes	For cost purposes the rate provided is in terms of Gross Internal Volume however for calculation of the volume of the tank for rateability regard is to be given to the total cubic capacity in accordance with Class 4(d) (measured externally and excluding foundations, settings, supports, and anything, which is not an integral part of the item).
rateable element	Class 4 Table 4 Tanks. Class 4 Table 3 Bridges, Walkways
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, Walkways, Bridges.
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	For cost of Bridges see Category: Stairs, walkways.
Photo description	Typical Sedimentation or Humus Tanks - Circular
Photo notes	-
Photo1	
Photo2	

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Generic Category	Sewage treatment works
CG Code	63M0EA
Specific	Sedimentation or Humus Tanks - Rectangular
Descriptive	Rectangular tanks
Tech1	Reinforced concrete
Tech2	Over 100.0m³ - 250.0m³
Unit size	-
Unit of measurement	m3
ERC	£512
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Rectangular reinforced concrete sedimentation tank. The tank is of "shoe box" design with a flat or shallow gradient floor with a well (sump) at the lower end. The tank is normally set below ground with a 1 metre up stand topped with a safety rail. Cost includes sump construction, up stand and safety rail. Cost excludes bridges, mechanical handling equipment and any dividing wall/s. The gross internal volume excludes the volume of the weir.
Referencing details	Gross Internal Volume. Internal dividing walls measured as m2 of wall area
Cost information notes	For cost purposes the rate provided is in terms of Gross Internal Volume however for calculation of the volume of the tank for rating the volume is Gross External in accordance with Class 4(d) (measured externally and excluding foundations, settings, supports, and anything, which is not an integral part of the item). Dividing wall additional costs apply to all tanks over 100m3
rateable element	Class 4 Table 4 Tanks. Class 4 Table 3 Bridges, Walkways
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, walkways, platforms and stairs, bridges.
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Sedimentation or Humus Tanks - Rectangular
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0EB
Specific	Sedimentation or Humus Tanks - Rectangular
Descriptive	Rectangular tanks
Tech1	Reinforced concrete
Tech2	Over 250.0m³ - 500.0m³
Unit size	-
Unit of measurement	m3
ERC	£410
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Rectangular reinforced concrete sedimentation tank. The tank is of "shoe box" design with a flat or shallow gradient floor with a well (sump) at the lower end. The tank is normally set below ground with a 1 metre up stand topped with a safety rail. Cost includes sump construction, up stand and safety rail. Cost excludes bridges, mechanical handling equipment and any dividing wall/s. The gross internal volume excludes the volume of the weir.
Referencing details	Gross Internal Volume. Internal dividing walls measured as m2 of wall area
Cost information notes	For cost purposes the rate provided is in terms of Gross Internal Volume however for calculation of the volume of the tank for rating the volume is Gross External in accordance with Class 4(d) (measured externally and excluding foundations, settings, supports, and anything, which is not an integral part of the item). Dividing wall additional costs apply to all tanks over 100m3
rateable element	Class 4 Table 4 Tanks. Class 4 Table 3 Bridges, Walkways
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, walkways, platforms and stairs, bridges.
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Sedimentation or Humus Tanks - Rectangular
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0EC
Specific	Sedimentation or Humus Tanks - Rectangular
Descriptive	Rectangular tanks
Tech1	Reinforced concrete
Tech2	Over 500.0m³ - 1000.0m³
Unit size	-
Unit of measurement	m3
ERC	£334
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Rectangular reinforced concrete sedimentation tank. The tank is of "shoe box" design with a flat or shallow gradient floor with a well (sump) at the lower end. The tank is normally set below ground with a 1 metre up stand topped with a safety rail. Cost includes sump construction, up stand and safety rail. Cost excludes bridges, mechanical handling equipment and any dividing wall/s. The gross internal volume excludes the volume of the weir.
Referencing details	Gross Internal Volume. Internal dividing walls measured as m2 of wall area
Cost information notes	For cost purposes the rate provided is in terms of Gross Internal Volume however for calculation of the volume of the tank for rating the volume is Gross External in accordance with Class 4(d) (measured externally and excluding foundations, settings, supports, and anything, which is not an integral part of the item). Dividing wall additional costs apply to all tanks over 100m3
rateable element	Class 4 Table 4 Tanks. Class 4 Table 3 Bridges, Walkways
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, walkways, platforms and stairs, bridges.
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Sedimentation or Humus Tanks - Rectangular
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0ED
Specific	Sedimentation or Humus Tanks - Rectangular
Descriptive	Rectangular tanks
Tech1	Reinforced concrete
Tech2	Over 1,000.0m³ - 2,000.0m³
Unit size	-
Unit of measurement	m3
ERC	£272
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Rectangular reinforced concrete sedimentation tank. The tank is of "shoe box" design with a flat or shallow gradient floor with a well (sump) at the lower end. The tank is normally set below ground with a 1 metre up stand topped with a safety rail. Cost includes sump construction, up stand and safety rail. Cost excludes bridges, mechanical handling equipment and any dividing wall/s. The gross internal volume excludes the volume of the weir.
Referencing details	Gross Internal Volume. Internal dividing walls measured as m2 of wall area
Cost information notes	For cost purposes the rate provided is in terms of Gross Internal Volume however for calculation of the volume of the tank for rating the volume is Gross External in accordance with Class 4(d) (measured externally and excluding foundations, settings, supports, and anything, which is not an integral part of the item). Dividing wall additional costs apply to all tanks over 100m3
rateable element	Class 4 Table 4 Tanks. Class 4 Table 3 Bridges, Walkways
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, walkways, platforms and stairs, bridges.
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Sedimentation or Humus Tanks - Rectangular
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0EE
Specific	Sedimentation or Humus Tanks - Rectangular
Descriptive	Rectangular tanks
Tech1	Reinforced concrete
Tech2	Over 2,000.0m³ - 3,000.0m³
Unit size	-
Unit of measurement	m3
ERC	£234
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Rectangular reinforced concrete sedimentation tank. The tank is of "shoe box" design with a flat or shallow gradient floor with a well (sump) at the lower end. The tank is normally set below ground with a 1 metre up stand topped with a safety rail. Cost includes sump construction, up stand and safety rail. Cost excludes bridges, mechanical handling equipment and any dividing wall/s. The gross internal volume excludes the volume of the weir.
Referencing details	Gross Internal Volume. Internal dividing walls measured as m2 of wall area
Cost information notes	For cost purposes the rate provided is in terms of Gross Internal Volume however for calculation of the volume of the tank for rating the volume is Gross External in accordance with Class 4(d) (measured externally and excluding foundations, settings, supports, and anything, which is not an integral part of the item). Dividing wall additional costs apply to all tanks over 100m3
rateable element	Class 4 Table 4 Tanks. Class 4 Table 3 Bridges, Walkways
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, walkways, platforms and stairs, bridges.
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Sedimentation or Humus Tanks - Rectangular
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0EF
Specific	Sedimentation or Humus Tanks - Rectangular
Descriptive	Rectangular tanks
Tech1	Reinforced concrete
Tech2	Over 3,000.0m³ - 5,000.0m³
Unit size	-
Unit of measurement	m3
ERC	£189
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Rectangular reinforced concrete sedimentation tank. The tank is of "shoe box" design with a flat or shallow gradient floor with a well (sump) at the lower end. The tank is normally set below ground with a 1 metre up stand topped with a safety rail. Cost includes sump construction, up stand and safety rail. Cost excludes bridges, mechanical handling equipment and any dividing wall/s. The gross internal volume excludes the volume of the weir.
Referencing details	Gross Internal Volume. Internal dividing walls measured as m2 of wall area
Cost information notes	For cost purposes the rate provided is in terms of Gross Internal Volume however for calculation of the volume of the tank for rating the volume is Gross External in accordance with Class 4(d) (measured externally and excluding foundations, settings, supports, and anything, which is not an integral part of the item). Dividing wall additional costs apply to all tanks over 100m3
rateable element	Class 4 Table 4 Tanks. Class 4 Table 3 Bridges, Walkways
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, walkways, platforms and stairs, bridges.
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Sedimentation or Humus Tanks - Rectangular
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0EG
Specific	Sedimentation or Humus Tanks - Rectangular
Descriptive	Rectangular tanks
Tech1	Reinforced concrete
Tech2	Over 5,000.0m³ - 10,000m³
Unit size	-
Unit of measurement	m3
ERC	£162
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Rectangular reinforced concrete sedimentation tank. The tank is of "shoe box" design with a flat or shallow gradient floor with a well (sump) at the lower end. The tank is normally set below ground with a 1 metre up stand topped with a safety rail. Cost includes sump construction, up stand and safety rail. Cost excludes bridges, mechanical handling equipment and any dividing wall/s. The gross internal volume excludes the volume of the weir.
Referencing details	Gross Internal Volume. Internal dividing walls measured as m2 of wall area
Cost information notes	For cost purposes the rate provided is in terms of Gross Internal Volume however for calculation of the volume of the tank for rating the volume is Gross External in accordance with Class 4(d) (measured externally and excluding foundations, settings, supports, and anything, which is not an integral part of the item). Dividing wall additional costs apply to all tanks over 100m3
rateable element	Class 4 Table 4 Tanks. Class 4 Table 3 Bridges, Walkways
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, walkways, platforms and stairs, bridges.
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Sedimentation or Humus Tanks - Rectangular
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0EH
Specific	Sedimentation or Humus Tanks - Rectangular
Descriptive	Rectangular tanks
Tech1	Reinforced concrete
Tech2	Over 10,000m³
Unit size	-
Unit of measurement	m3
ERC	£148
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Rectangular reinforced concrete sedimentation tank. The tank is of "shoe box" design with a flat or shallow gradient floor with a well (sump) at the lower end. The tank is normally set below ground with a 1 metre up stand topped with a safety rail. Cost includes sump construction, up stand and safety rail. Cost excludes bridges, mechanical handling equipment and any dividing wall/s. The gross internal volume excludes the volume of the weir.
Referencing details	Gross Internal Volume. Internal dividing walls measured as m2 of wall area
Cost information notes	For cost purposes the rate provided is in terms of Gross Internal Volume however for calculation of the volume of the tank for rating the volume is Gross External in accordance with Class 4(d) (measured externally and excluding foundations, settings, supports, and anything, which is not an integral part of the item). Dividing wall additional costs apply to all tanks over 100m3
rateable element	Class 4 Table 4 Tanks. Class 4 Table 3 Bridges, Walkways
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, walkways, platforms and stairs, bridges.
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Sedimentation or Humus Tanks - Rectangular
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0EI
Specific	Sedimentation or Humus Tanks - Rectangular
Descriptive	Rectangular tanks
Tech1	Reinforced concrete
Tech2	< 25.0m³
Unit size	-
Unit of measurement	m3
ERC	£907
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Rectangular reinforced concrete sedimentation tank. The tank is of "shoe box" design with a flat or shallow gradient floor with a well (sump) at the lower end. The tank is normally set below ground with a 1 metre up stand topped with a safety rail. Cost includes sump construction, up stand and safety rail. Cost excludes bridges, mechanical handling equipment and any dividing wall/s. The gross internal volume excludes the volume of the weir.
Referencing details	Gross Internal Volume. Internal dividing walls measured as m2 of wall area
Cost information notes	For cost purposes the rate provided is in terms of Gross Internal Volume however for calculation of the volume of the tank for rating the volume is Gross External in accordance with Class 4(d) (measured externally and excluding foundations, settings, supports, and anything, which is not an integral part of the item). Dividing wall additional costs apply to all tanks over 100m3
rateable element	Class 4 Table 4 Tanks. Class 4 Table 3 Bridges, Walkways
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, walkways, platforms and stairs, bridges.
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Sedimentation or Humus Tanks - Rectangular
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0EJ
Specific	Sedimentation or Humus Tanks - Rectangular
Descriptive	Rectangular tanks
Tech1	Reinforced concrete
Tech2	Over 25.0m³ - 30.0m³
Unit size	-
Unit of measurement	m3
ERC	£883
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Rectangular reinforced concrete sedimentation tank. The tank is of "shoe box" design with a flat or shallow gradient floor with a well (sump) at the lower end. The tank is normally set below ground with a 1 metre up stand topped with a safety rail. Cost includes sump construction, up stand and safety rail. Cost excludes bridges, mechanical handling equipment and any dividing wall/s. The gross internal volume excludes the volume of the weir.
Referencing details	Gross Internal Volume. Internal dividing walls measured as m2 of wall area
Cost information notes	For cost purposes the rate provided is in terms of Gross Internal Volume however for calculation of the volume of the tank for rating the volume is Gross External in accordance with Class 4(d) (measured externally and excluding foundations, settings, supports, and anything, which is not an integral part of the item). Dividing wall additional costs apply to all tanks over 100m3
rateable element	Class 4 Table 4 Tanks. Class 4 Table 3 Bridges, Walkways
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, walkways, platforms and stairs, bridges.
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Sedimentation or Humus Tanks - Rectangular
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0EK
Specific	Sedimentation or Humus Tanks - Rectangular
Descriptive	Rectangular tanks
Tech1	Reinforced concrete
Tech2	Over 30.0m³ - 50.0m³
Unit size	-
Unit of measurement	m3
ERC	£790
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Rectangular reinforced concrete sedimentation tank. The tank is of "shoe box" design with a flat or shallow gradient floor with a well (sump) at the lower end. The tank is normally set below ground with a 1 metre up stand topped with a safety rail. Cost includes sump construction, up stand and safety rail. Cost excludes bridges, mechanical handling equipment and any dividing wall/s. The gross internal volume excludes the volume of the weir.
Referencing details	Gross Internal Volume. Internal dividing walls measured as m2 of wall area
Cost information notes	For cost purposes the rate provided is in terms of Gross Internal Volume however for calculation of the volume of the tank for rating the volume is Gross External in accordance with Class 4(d) (measured externally and excluding foundations, settings, supports, and anything, which is not an integral part of the item). Dividing wall additional costs apply to all tanks over 100m3
rateable element	Class 4 Table 4 Tanks. Class 4 Table 3 Bridges, Walkways
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, walkways, platforms and stairs, bridges.
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Sedimentation or Humus Tanks - Rectangular
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0EL
Specific	Sedimentation or Humus Tanks - Rectangular
Descriptive	Rectangular tanks
Tech1	Reinforced concrete
Tech2	Over 50.0m³ - 62.0m³
Unit size	-
Unit of measurement	m3
ERC	£716
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Rectangular reinforced concrete sedimentation tank. The tank is of "shoe box" design with a flat or shallow gradient floor with a well (sump) at the lower end. The tank is normally set below ground with a 1 metre up stand topped with a safety rail. Cost includes sump construction, up stand and safety rail. Cost excludes bridges, mechanical handling equipment and any dividing wall/s. The gross internal volume excludes the volume of the weir.
Referencing details	Gross Internal Volume. Internal dividing walls measured as m2 of wall area
Cost information notes	For cost purposes the rate provided is in terms of Gross Internal Volume however for calculation of the volume of the tank for rating the volume is Gross External in accordance with Class 4(d) (measured externally and excluding foundations, settings, supports, and anything, which is not an integral part of the item). Dividing wall additional costs apply to all tanks over 100m3
rateable element	Class 4 Table 4 Tanks. Class 4 Table 3 Bridges, Walkways
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, walkways, platforms and stairs, bridges.
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Sedimentation or Humus Tanks - Rectangular
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0EM
Specific	Sedimentation or Humus Tanks - Rectangular
Descriptive	Rectangular tanks
Tech1	Reinforced concrete
Tech2	Over 62.0m³ - 100.0m³
Unit size	-
Unit of measurement	m3
ERC	£642
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Rectangular reinforced concrete sedimentation tank. The tank is of "shoe box" design with a flat or shallow gradient floor with a well (sump) at the lower end. The tank is normally set below ground with a 1 metre up stand topped with a safety rail. Cost includes sump construction, up stand and safety rail. Cost excludes bridges, mechanical handling equipment and any dividing wall/s. The gross internal volume excludes the volume of the weir.
Referencing details	Gross Internal Volume. Internal dividing walls measured as m2 of wall area
Cost information notes	For cost purposes the rate provided is in terms of Gross Internal Volume however for calculation of the volume of the tank for rating the volume is Gross External in accordance with Class 4(d) (measured externally and excluding foundations, settings, supports, and anything, which is not an integral part of the item). Dividing wall additional costs apply to all tanks over 100m3
rateable element	Class 4 Table 4 Tanks. Class 4 Table 3 Bridges, Walkways
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, walkways, platforms and stairs, bridges.
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Sedimentation or Humus Tanks - Rectangular
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sewage treatment works
CG Code	40POOA
Specific	Sedimentation tanks
Descriptive	Dorr thickener or clarrifloculator
Tech1	12m diam
Tech2	289m³
Unit size	per m3 Gross Internal Volume
Unit of measurement	m3
ERC	£290
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A Dorr thickener is a particular type of sedimentation tank- usually of concrete construction, open topped and having a central tower commonly found in sewage treatment works. Sizes range from 10-200m diameter. The actual thickener comprises an underwater raking mechanism and a drive head which supplies motive power. A fixed bridge may be present and windshields may be provided to the larger diameter tanks particularly in exposed locations. Access tunnels may be provided to the central tower. Generally constructed at two thirds wall depth below ground level. A Clarrifloculator is of similar construction and is used for removing solids from water that has been used to clean gas or air. It contains a small diameter steel or concrete tank (flocculating chamber) without top or bottom. Additives (reagents) are mixed with the fine solids suspended in the water in the flocculating chamber. These solids cling together and settle to the bottom of the tank, the water being agitated by moving paddles. Rotating rakes and the sloping base of the tank funnel the solids away to a central sludge withdrawal pipe from where they are pumped away .The tank may contain a series of concrete troughs (launders) at the perimeter and near the surface of the water, with perforations to assist the recovery of the purified (supernatant) water. Generally constructed with two thirds wall depth below ground level. For cost purposes the rate provided is in terms of Gross Internal Volume.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	NOTE: The rate does not include tank equipment, gantries or bridges
rateable element	Class 4 Table 4 Tanks. Class 4 Table 3 Bridges, Walkways
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.

Adjusted Plant and Machinery	Security lighting, Walkways, Bridges. Stairs and platforms
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1- Typical tank with view of walkway and scraper.
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Sewage treatment works
CG Code	40POOD
Specific	Sedimentation tanks
Descriptive	Dorr thickener or clarrifloculator
Tech1	16m diam
Tech2	546m³
Unit size	per m3 Gross Internal Volume
Unit of measurement	m3
ERC	£225
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A Dorr thickener is a particular type of sedimentation tank- usually of concrete construction, open topped and having a central tower commonly found in sewage treatment works. Sizes range from 10-200m diameter. The actual thickener comprises an underwater raking mechanism and a drive head which supplies motive power. A fixed bridge may be present and windshields may be provided to the larger diameter tanks particularly in exposed locations. Access tunnels may be provided to the central tower. Generally constructed at two thirds wall depth below ground level. A Clarrifloculator is of similar construction and is used for removing solids from water that has been used to clean gas or air. It contains a small diameter steel or concrete tank (flocculating chamber) without top or bottom. Additives (reagents) are mixed with the fine solids suspended in the water in the flocculating chamber. These solids cling together and settle to the bottom of the tank, the water being agitated by moving paddles. Rotating rakes and the sloping base of the tank funnel the solids away to a central sludge withdrawal pipe from where they are pumped away .The tank may contain a series of concrete troughs (launders) at the perimeter and near the surface of the water, with perforations to assist the recovery of the purified (supernatant) water. Generally constructed with two thirds wall depth below ground level. For cost purposes the rate provided is in terms of Gross Internal Volume.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	NOTE: The rate does not include tank equipment, gantries or bridges
rateable element	Class 4 Table 4 Tanks. Class 4 Table 3 Bridges, Walkways
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.

Adjusted Plant and Machinery	Security lighting, Walkways, Bridges. Stairs and platforms
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1- Typical tank with view of walkway and scraper.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sewage treatment works
CG Code	40POOF
Specific	Sedimentation tanks
Descriptive	Dorr thickener or clarrifloculator
Tech1	22m diam
Tech2	1090m³
Unit size	per m3 Gross Internal Volume
Unit of measurement	m3
ERC	£175
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A Dorr thickener is a particular type of sedimentation tank- usually of concrete construction, open topped and having a central tower commonly found in sewage treatment works. Sizes range from 10-200m diameter. The actual thickener comprises an underwater raking mechanism and a drive head which supplies motive power. A fixed bridge may be present and windshields may be provided to the larger diameter tanks particularly in exposed locations. Access tunnels may be provided to the central tower. Generally constructed at two thirds wall depth below ground level. A Clarrifloculator is of similar construction and is used for removing solids from water that has been used to clean gas or air. It contains a small diameter steel or concrete tank (flocculating chamber) without top or bottom. Additives (reagents) are mixed with the fine solids suspended in the water in the flocculating chamber. These solids cling together and settle to the bottom of the tank, the water being agitated by moving paddles. Rotating rakes and the sloping base of the tank funnel the solids away to a central sludge withdrawal pipe from where they are pumped away .The tank may contain a series of concrete troughs (launders) at the perimeter and near the surface of the water, with perforations to assist the recovery of the purified (supernatant) water. Generally constructed with two thirds wall depth below ground level. For cost purposes the rate provided is in terms of Gross Internal Volume.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	NOTE: The rate does not include tank equipment, gantries or bridges
rateable element	Class 4 Table 4 Tanks. Class 4 Table 3 Bridges, Walkways
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.

Adjusted Plant and Machinery	Security lighting, Walkways, Bridges. Stairs and platforms
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1- Typical tank with view of walkway and scraper.
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Sewage treatment works
CG Code	40POOH
Specific	Sedimentation tanks
Descriptive	Dorr thickener or clarrifloculator
Tech1	32m diam
Tech2	3191m³
Unit size	per m3 Gross Internal Volume
Unit of measurement	m3
ERC	£119
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A Dorr thickener is a particular type of sedimentation tank- usually of concrete construction, open topped and having a central tower commonly found in sewage treatment works. Sizes range from 10-200m diameter. The actual thickener comprises an underwater raking mechanism and a drive head which supplies motive power. A fixed bridge may be present and windshields may be provided to the larger diameter tanks particularly in exposed locations. Access tunnels may be provided to the central tower. Generally constructed at two thirds wall depth below ground level. A Clarrifloculator is of similar construction and is used for removing solids from water that has been used to clean gas or air. It contains a small diameter steel or concrete tank (flocculating chamber) without top or bottom. Additives (reagents) are mixed with the fine solids suspended in the water in the flocculating chamber. These solids cling together and settle to the bottom of the tank, the water being agitated by moving paddles. Rotating rakes and the sloping base of the tank funnel the solids away to a central sludge withdrawal pipe from where they are pumped away .The tank may contain a series of concrete troughs (launders) at the perimeter and near the surface of the water, with perforations to assist the recovery of the purified (supernatant) water. Generally constructed with two thirds wall depth below ground level. For cost purposes the rate provided is in terms of Gross Internal Volume.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	NOTE: The rate does not include tank equipment, gantries or bridges
rateable element	Class 4 Table 4 Tanks. Class 4 Table 3 Bridges, Walkways
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.

Adjusted Plant and Machinery	Security lighting, Walkways, Bridges. Stairs and platforms
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1- Typical tank with view of walkway and scraper.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sewage treatment works
CG Code	40POOK
Specific	Sedimentation tanks
Descriptive	Dorr thickener or clarrifloculator
Tech1	36m diam
Tech2	4226m³
Unit size	per m3 Gross Internal Volume
Unit of measurement	m3
ERC	£119
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A Dorr thickener is a particular type of sedimentation tank- usually of concrete construction, open topped and having a central tower commonly found in sewage treatment works. Sizes range from 10-200m diameter. The actual thickener comprises an underwater raking mechanism and a drive head which supplies motive power. A fixed bridge may be present and windshields may be provided to the larger diameter tanks particularly in exposed locations. Access tunnels may be provided to the central tower. Generally constructed at two thirds wall depth below ground level. A Clarrifloculator is of similar construction and is used for removing solids from water that has been used to clean gas or air. It contains a small diameter steel or concrete tank (flocculating chamber) without top or bottom. Additives (reagents) are mixed with the fine solids suspended in the water in the flocculating chamber. These solids cling together and settle to the bottom of the tank, the water being agitated by moving paddles. Rotating rakes and the sloping base of the tank funnel the solids away to a central sludge withdrawal pipe from where they are pumped away .The tank may contain a series of concrete troughs (launders) at the perimeter and near the surface of the water, with perforations to assist the recovery of the purified (supernatant) water. Generally constructed with two thirds wall depth below ground level. For cost purposes the rate provided is in terms of Gross Internal Volume.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	NOTE: The rate does not include tank equipment, gantries or bridges
rateable element	Class 4 Table 4 Tanks. Class 4 Table 3 Bridges, Walkways
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.

Adjusted Plant and Machinery	Security lighting, Walkways, Bridges. Stairs and platforms
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1- Typical tank with view of walkway and scraper.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sewage treatment works
CG Code	40POOM
Specific	Sedimentation tanks
Descriptive	Dorr thickener or clarrifloculator
Tech1	44m diam
Tech2	6541m³
Unit size	per m3 Gross Internal Volume
Unit of measurement	m3
ERC	£92
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A Dorr thickener is a particular type of sedimentation tank- usually of concrete construction, open topped and having a central tower commonly found in sewage treatment works. Sizes range from 10-200m diameter. The actual thickener comprises an underwater raking mechanism and a drive head which supplies motive power. A fixed bridge may be present and windshields may be provided to the larger diameter tanks particularly in exposed locations. Access tunnels may be provided to the central tower. Generally constructed at two thirds wall depth below ground level. A Clarrifloculator is of similar construction and is used for removing solids from water that has been used to clean gas or air. It contains a small diameter steel or concrete tank (flocculating chamber) without top or bottom. Additives (reagents) are mixed with the fine solids suspended in the water in the flocculating chamber. These solids cling together and settle to the bottom of the tank, the water being agitated by moving paddles. Rotating rakes and the sloping base of the tank funnel the solids away to a central sludge withdrawal pipe from where they are pumped away .The tank may contain a series of concrete troughs (launders) at the perimeter and near the surface of the water, with perforations to assist the recovery of the purified (supernatant) water. Generally constructed with two thirds wall depth below ground level. For cost purposes the rate provided is in terms of Gross Internal Volume.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	NOTE: The rate does not include tank equipment, gantries or bridges
rateable element	Class 4 Table 4 Tanks. Class 4 Table 3 Bridges, Walkways
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.

Adjusted Plant and Machinery	Security lighting, Walkways, Bridges. Stairs and platforms
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1- Typical tank with view of walkway and scraper.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sewage treatment works
CG Code	40POOP
Specific	Sedimentation tanks
Descriptive	Dorr thickener or clarrifloculator
Tech1	60m diam
Tech2	9664m³
Unit size	per m3 Gross Internal Volume
Unit of measurement	m3
ERC	£92
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A Dorr thickener is a particular type of sedimentation tank- usually of concrete construction, open topped and having a central tower commonly found in sewage treatment works. Sizes range from 10-200m diameter. The actual thickener comprises an underwater raking mechanism and a drive head which supplies motive power. A fixed bridge may be present and windshields may be provided to the larger diameter tanks particularly in exposed locations. Access tunnels may be provided to the central tower. Generally constructed at two thirds wall depth below ground level. A Clarrifloculator is of similar construction and is used for removing solids from water that has been used to clean gas or air. It contains a small diameter steel or concrete tank (flocculating chamber) without top or bottom. Additives (reagents) are mixed with the fine solids suspended in the water in the flocculating chamber. These solids cling together and settle to the bottom of the tank, the water being agitated by moving paddles. Rotating rakes and the sloping base of the tank funnel the solids away to a central sludge withdrawal pipe from where they are pumped away .The tank may contain a series of concrete troughs (launders) at the perimeter and near the surface of the water, with perforations to assist the recovery of the purified (supernatant) water. Generally constructed with two thirds wall depth below ground level. For cost purposes the rate provided is in terms of Gross Internal Volume.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	NOTE: The rate does not include tank equipment, gantries or bridges
rateable element	Class 4 Table 4 Tanks. Class 4 Table 3 Bridges, Walkways
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.

Adjusted Plant and Machinery	Security lighting, Walkways, Bridges. Stairs and platforms
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1- Typical tank with view of walkway and scraper.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sewage treatment works
CG Code	40POOT
Specific	Sedimentation tanks
Descriptive	Dorr thickener or clarrifloculator
Tech1	97.5m diam
Tech2	49347m³
Unit size	per m3 Gross Internal Volume
Unit of measurement	m3
ERC	£92
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A Dorr thickener is a particular type of sedimentation tank- usually of concrete construction, open topped and having a central tower commonly found in sewage treatment works. Sizes range from 10-200m diameter. The actual thickener comprises an underwater raking mechanism and a drive head which supplies motive power. A fixed bridge may be present and windshields may be provided to the larger diameter tanks particularly in exposed locations. Access tunnels may be provided to the central tower. Generally constructed at two thirds wall depth below ground level. A Clarrifloculator is of similar construction and is used for removing solids from water that has been used to clean gas or air. It contains a small diameter steel or concrete tank (flocculating chamber) without top or bottom. Additives (reagents) are mixed with the fine solids suspended in the water in the flocculating chamber. These solids cling together and settle to the bottom of the tank, the water being agitated by moving paddles. Rotating rakes and the sloping base of the tank funnel the solids away to a central sludge withdrawal pipe from where they are pumped away .The tank may contain a series of concrete troughs (launders) at the perimeter and near the surface of the water, with perforations to assist the recovery of the purified (supernatant) water. Generally constructed with two thirds wall depth below ground level. For cost purposes the rate provided is in terms of Gross Internal Volume.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	NOTE: The rate does not include tank equipment, gantries or bridges
rateable element	Class 4 Table 4 Tanks. Class 4 Table 3 Bridges, Walkways
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.

Adjusted Plant and Machinery	Security lighting, Walkways, Bridges. Stairs and platforms
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1- Typical tank with view of walkway and scraper.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0M1
Specific	Sludge digesters
Descriptive	Metal or concrete tanks
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£276
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Concrete or metal tank with steeply sloping reinforced concrete base (up to 45 degrees) used for digesting sludge to produce sludge gas, which is used as a fuel in the production of electricity. Heat is controlled by way of hot water/steam heating pipes in order to maintain a constant temperature. Sludge lies in the tank on average 14 to 30 days. Walls of tank are insulated if constructed of metal. Cost includes formed tank bottom but do not include the heavy raft or piles that may be employed under this heavy tank. There is always a lightning conductor on the roof, and this is an additional cost.
Referencing details	Gross internal Volume (GIV) m3 - if plans not available obtain sludge working volume and add 10% for gas volume above sludge.
Cost information notes	The costs should include the tank cover but exclude any mechanical plant or heating equipment and any tank ladders or handrails.
rateable element	Class 4 Table 4 Tanks
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, stairs ,walkways, platforms and piled foundations. Lightning conductors.
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical sludge digesters
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0K3
Specific	Sludge drying beds
Descriptive	Earth Banks
Tech1	2m deep
Tech2	Butyl lining
Unit size	-
Unit of measurement	m2
ERC	£107
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Earth bunded area with embankments to approx. 2m height formed by excavated material. Butyl lined. The cost is for the lagoon only so should exclude any mechanical handling equipment and adjacent structures, such as chambers, gabions, paths, and fences. The cost is for excavated earth bunded butyl lined lagoons only and not for concrete lined lagoons.
Referencing details	-
Cost information notes	Depending on depth Surface Area (m2) based on a depth of 2.0 metres. Over 2.0 metres depth based on volume m3 (GIV)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical sludge drying beds
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0L1
Specific	Sludge drying beds
Descriptive	Concrete
Tech1	Walls and base
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£105
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete base with low brick or reinforced concrete walls, normally set partly below ground level. Was used for the natural drying of sludge but typically now used for sludge storage prior to being tankered away to a larger site for sludge treatment. The cost is for the drying bed only so excludes any adjacent structures, such as chambers, gabions, paths, and fences.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Any simple dividing wall is to be included in the cost.
rateable element	Class 4 Table 4 Tanks
non rateable element	-
Adjusted Plant and Machinery	Security lighting
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical sludge drying beds
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M0K2
Specific	Sludge drying beds
Descriptive	Earth Banks
Tech1	2m deep
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£84
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Earth bunded area with embankments to approx. 2m height formed by excavated material. Sometimes butyl or puddle clay lined. The cost is for the lagoon only so should exclude any mechanical handling equipment and adjacent structures, such as chambers, gabions, paths, and fences. The cost is for excavated earth bunded lagoons only and not for concrete lined lagoons.
Referencing details	-
Cost information notes	Depending on depth Surface Area (m2) based on a depth of 2.0 metres. Over 2.0 metres depth based on volume m3 (GIV)
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical sludge drying beds
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0K4
Specific	Sludge drying beds
Descriptive	Earth Banks
Tech1	Over 2m deep
Tech2	Unlined
Unit size	-
Unit of measurement	m3
ERC	£76
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Excavated earth settling pond with earth embankments up to 2 metres in height and either puddle clay or Butyl liner in place. In the past these would have been used for the natural drying of sludge but typically they are now used for sludge storage prior to be being tankered away to a larger site for sludge treatment.
Referencing details	Volume m3 (GIV)
Cost information notes	Earth bunded area with embankments to approximately 2m height formed by excavated material, sometimes butyl lined. The cost here includes those lined with Puddle Clay. Additional costs are required for any adjoining chambers, conduits, retaining walls, paving slabs etc.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0K5
Specific	Sludge drying beds
Descriptive	Earth Banks
Tech1	Over 2m deep
Tech2	Butyl lining
Unit size	-
Unit of measurement	m3
ERC	£94
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Excavated earth settling pond with earth embankments up to 2 metres in height with butyl liner in place. In the past these would have been used for the natural drying of sludge but typically they are now used for sludge storage prior to be being tankered away to a larger site for sludge treatment.
Referencing details	Volume m3 (GIV)
Cost information notes	Earth bunded area with embankments to approximately 2m height formed by excavated material, sometimes butyl lined. The cost here includes those lined with Puddle Clay. Additional costs are required for any adjoining chambers, conduits, retaining walls, paving slabs etc.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M01S
Specific	Sludge tanks
Descriptive	Concrete rectangular
Tech1	Reinforced concrete
Tech2	< 25.0m³
Unit size	-
Unit of measurement	m3
ERC	£1,125
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete tanks, either rectangular or circular, generally built with a flat or slightly sloping base. Sump at one end or centrally. The cost includes the concrete base but exclude any mechanical handling equipment and control valves.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs exclude any tank cover.
rateable element	Class 4 Table 4 Tanks Note: Some metal tanks are under 400m3 but the bottom is concrete (not metal) and these are rateable (Class 4(d)).
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting
Number of items adjusted	Security lighting
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Concrete Tanks - Dividing Walls: additional cost for tanks over 100m3 GIV see dividing walls.

Photo description Typical sludge tanks

Photo notes -

Photo1

Photo2

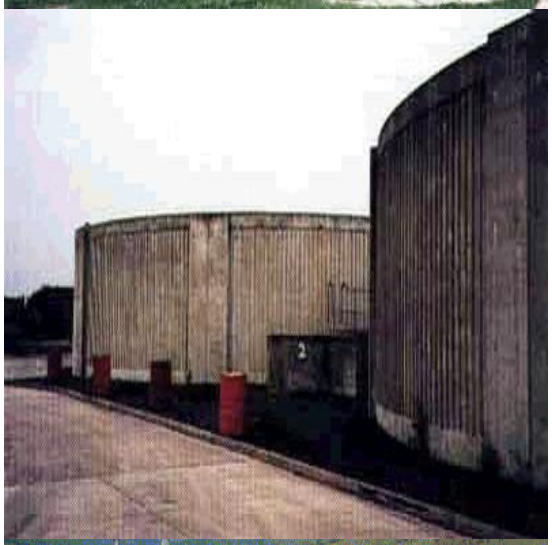
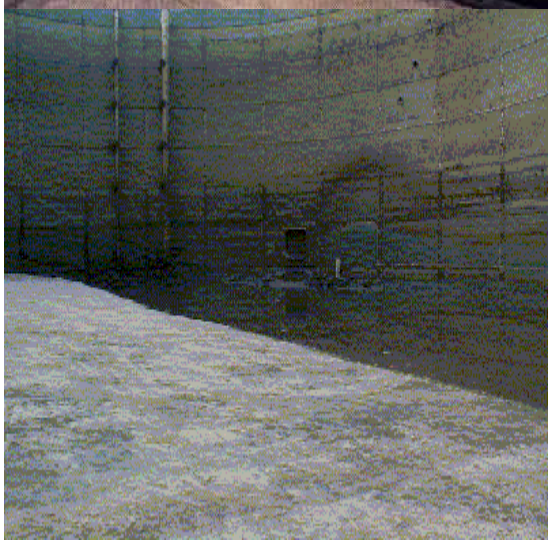


Photo3



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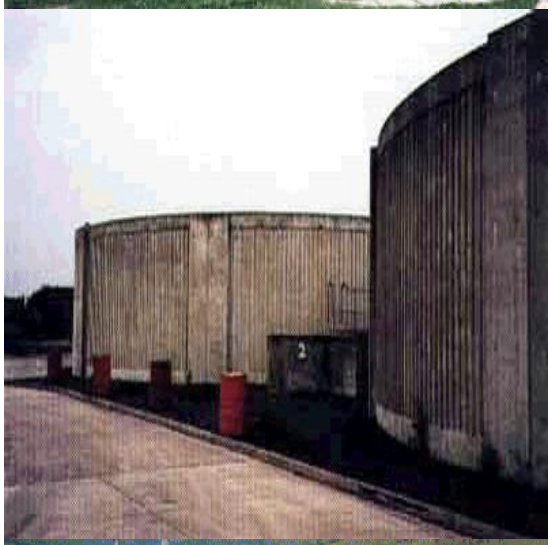
Generic Category	Sewage treatment works
CG Code	63M01T
Specific	Sludge tanks
Descriptive	Concrete rectangular
Tech1	Reinforced concrete
Tech2	Over 25.0m³ - 30.0m³
Unit size	-
Unit of measurement	m3
ERC	£1,061
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete tanks, either rectangular or circular, generally built with a flat or slightly sloping base. Sump at one end or centrally. The cost includes the concrete base but exclude any mechanical handling equipment and control valves.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs exclude any tank cover.
rateable element	Class 4 Table 4 Tanks Note: Some metal tanks are under 400m3 but the bottom is concrete (not metal) and these are rateable (Class 4(d)).
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting
Number of items adjusted	Security lighting
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Concrete Tanks - Dividing Walls: additional cost for tanks over 100m3 GIV see dividing walls.

Photo description Typical sludge tanks

Photo notes -

Photo1

Photo2



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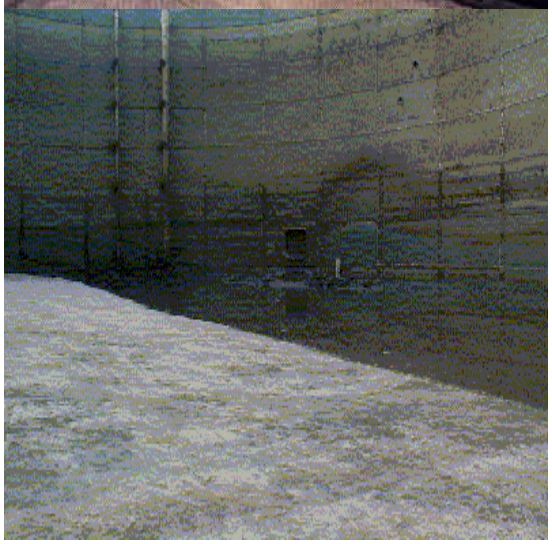

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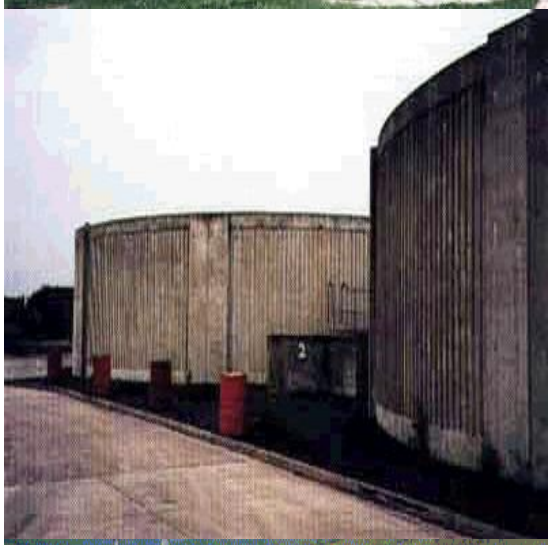
Generic Category	Sewage treatment works
CG Code	63M01U
Specific	Sludge tanks
Descriptive	Concrete rectangular
Tech1	Reinforced concrete
Tech2	Over 30.0m³ - 50.0m³
Unit size	-
Unit of measurement	m3
ERC	£905
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete tanks, either rectangular or circular, generally built with a flat or slightly sloping base. Sump at one end or centrally. The cost includes the concrete base but exclude any mechanical handling equipment and control valves.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs exclude any tank cover.
rateable element	Class 4 Table 4 Tanks Note: Some metal tanks are under 400m3 but the bottom is concrete (not metal) and these are rateable (Class 4(d)).
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting
Number of items adjusted	Security lighting
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Concrete Tanks - Dividing Walls: additional cost for tanks over 100m3 GIV see dividing walls.

Photo description Typical sludge tanks

Photo notes -

Photo1

Photo2



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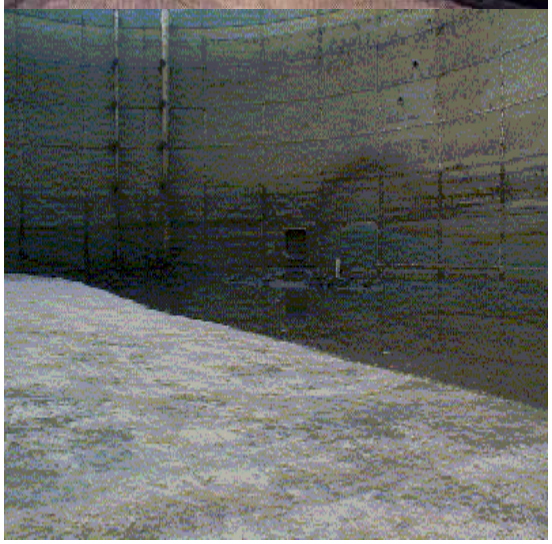

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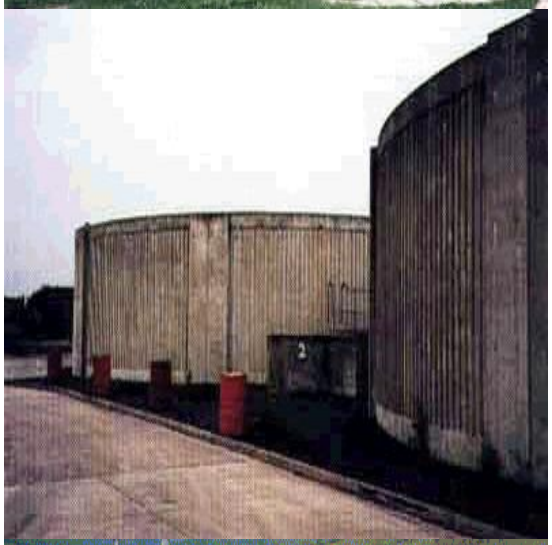
Generic Category	Sewage treatment works
CG Code	63M01V
Specific	Sludge tanks
Descriptive	Concrete rectangular
Tech1	Reinforced concrete
Tech2	Over 50.0m³ - 62.0m³
Unit size	-
Unit of measurement	m3
ERC	£846
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete tanks, either rectangular or circular, generally built with a flat or slightly sloping base. Sump at one end or centrally. The cost includes the concrete base but exclude any mechanical handling equipment and control valves.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs exclude any tank cover.
rateable element	Class 4 Table 4 Tanks Note: Some metal tanks are under 400m3 but the bottom is concrete (not metal) and these are rateable (Class 4(d)).
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting
Number of items adjusted	Security lighting
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Concrete Tanks - Dividing Walls: additional cost for tanks over 100m3 GIV see dividing walls.

Photo description Typical sludge tanks

Photo notes -

Photo1

Photo2



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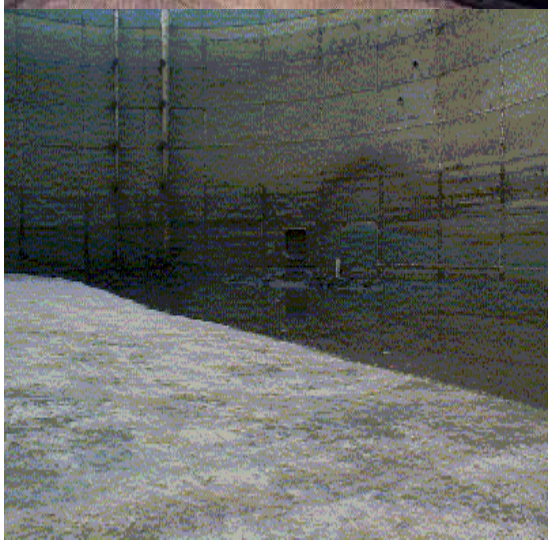

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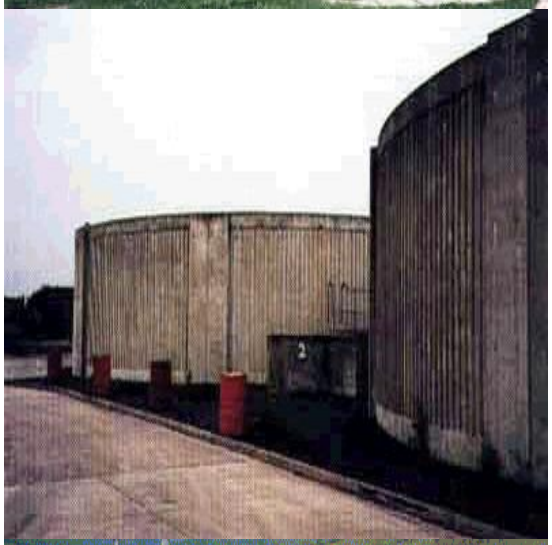
Generic Category	Sewage treatment works
CG Code	63M01W
Specific	Sludge tanks
Descriptive	Concrete rectangular
Tech1	Reinforced concrete
Tech2	Over 62.0m³ - 100.0m³
Unit size	-
Unit of measurement	m3
ERC	£728
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete tanks, either rectangular or circular, generally built with a flat or slightly sloping base. Sump at one end or centrally. The cost includes the concrete base but exclude any mechanical handling equipment and control valves.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs exclude any tank cover.
rateable element	Class 4 Table 4 Tanks Note: Some metal tanks are under 400m3 but the bottom is concrete (not metal) and these are rateable (Class 4(d)).
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting
Number of items adjusted	Security lighting
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Concrete Tanks - Dividing Walls: additional cost for tanks over 100m3 GIV see dividing walls.

Photo description Typical sludge tanks

Photo notes -

Photo1

Photo2



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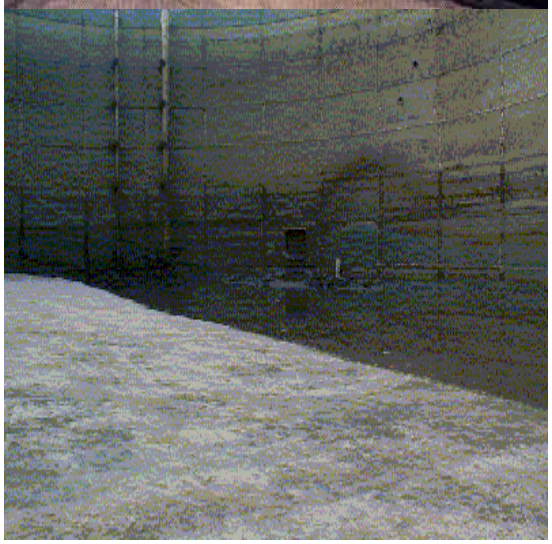

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Generic Category	Sewage treatment works
CG Code	63M01X
Specific	Sludge tanks
Descriptive	Concrete rectangular
Tech1	Reinforced concrete
Tech2	Over 100.0m³ - 250.0m³
Unit size	-
Unit of measurement	m3
ERC	£546
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete tanks, either rectangular or circular, generally built with a flat or slightly sloping base. Sump at one end or centrally. The cost includes the concrete base but exclude any mechanical handling equipment and control valves.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs exclude any tank cover.
rateable element	Class 4 Table 4 Tanks Note: Some metal tanks are under 400m3 but the bottom is concrete (not metal) and these are rateable (Class 4(d)).
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting
Number of items adjusted	Security lighting
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Concrete Tanks - Dividing Walls: additional cost for tanks over 100m3 GIV see dividing walls.

Photo description Typical sludge tanks

Photo notes -

Photo1

Photo2

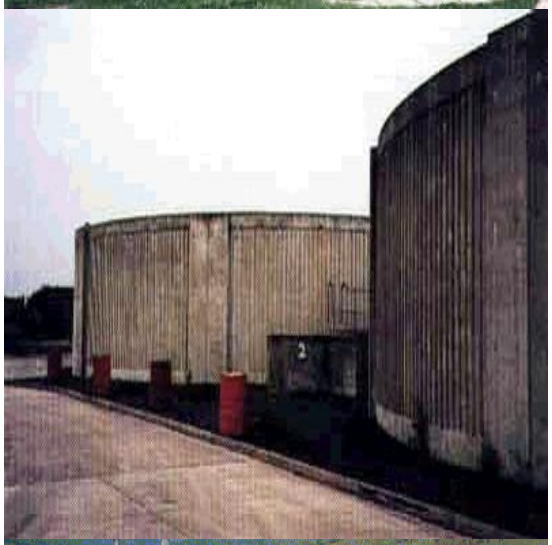
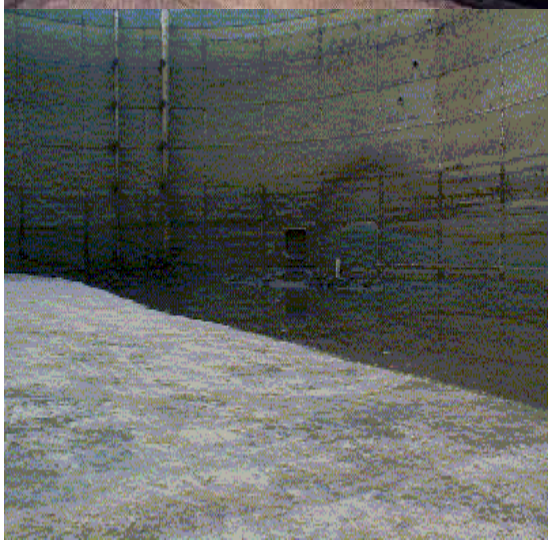


Photo3



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Generic Category	Sewage treatment works
CG Code	63M011
Specific	Sludge tanks
Descriptive	Concrete rectangular
Tech1	Reinforced concrete
Tech2	Over 250.0m³ - 500.0m³
Unit size	-
Unit of measurement	m3
ERC	£440
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete tanks, either rectangular or circular, generally built with a flat or slightly sloping base. Sump at one end or centrally. The cost includes the concrete base but exclude any mechanical handling equipment and control valves.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs exclude any tank cover.
rateable element	Class 4 Table 4 Tanks Note: Some metal tanks are under 400m3 but the bottom is concrete (not metal) and these are rateable (Class 4(d)).
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting
Number of items adjusted	Security lighting
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Concrete Tanks - Dividing Walls: additional cost for tanks over 100m3 GIV see dividing walls.

Photo description Typical sludge tanks

Photo notes -

Photo1

Photo2

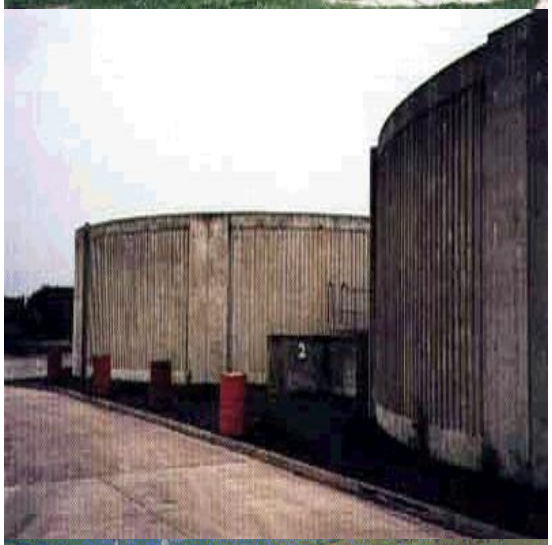
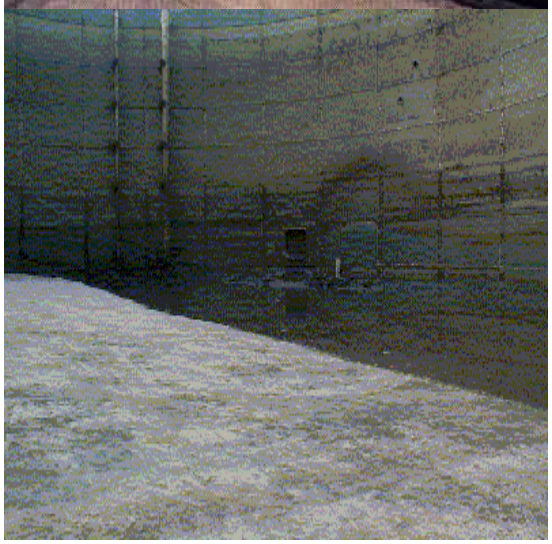


Photo3



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Generic Category	Sewage treatment works
CG Code	63M012
Specific	Sludge tanks
Descriptive	Concrete rectangular
Tech1	Reinforced concrete
Tech2	Over 500.0m³ - 750.0m³
Unit size	-
Unit of measurement	m3
ERC	£387
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete tanks, either rectangular or circular, generally built with a flat or slightly sloping base. Sump at one end or centrally. The cost includes the concrete base but exclude any mechanical handling equipment and control valves.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs exclude any tank cover.
rateable element	Class 4 Table 4 Tanks Note: Some metal tanks are under 400m3 but the bottom is concrete (not metal) and these are rateable (Class 4(d)).
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting
Number of items adjusted	Security lighting
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Concrete Tanks - Dividing Walls: additional cost for tanks over 100m3 GIV see dividing walls.

Photo description Typical sludge tanks

Photo notes -

Photo1

Photo2

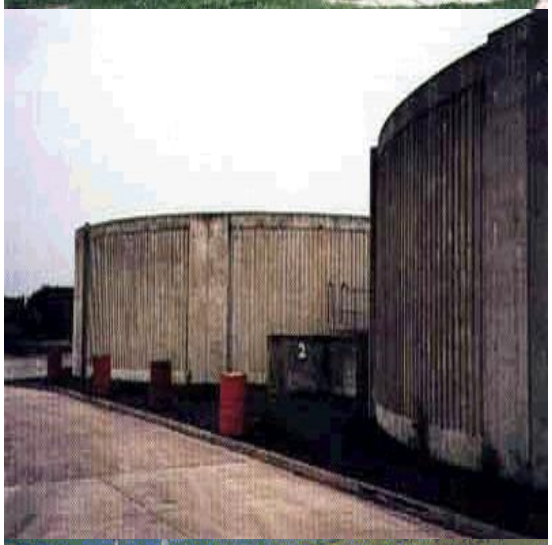
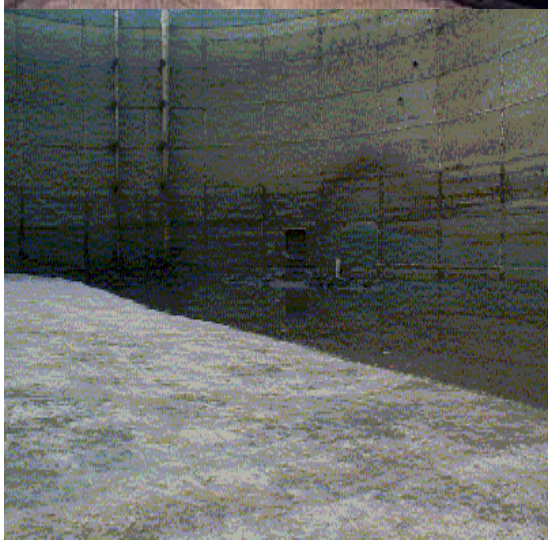


Photo3



Back

Generic Category	Sewage treatment works
CG Code	63M013
Specific	Sludge tanks
Descriptive	Concrete rectangular
Tech1	Reinforced concrete
Tech2	Over 750.0m³ - 1,500.0m³
Unit size	-
Unit of measurement	m3
ERC	£312
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete tanks, either rectangular or circular, generally built with a flat or slightly sloping base. Sump at one end or centrally. The cost includes the concrete base but exclude any mechanical handling equipment and control valves.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs exclude any tank cover.
rateable element	Class 4 Table 4 Tanks Note: Some metal tanks are under 400m3 but the bottom is concrete (not metal) and these are rateable (Class 4(d)).
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting
Number of items adjusted	Security lighting
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Concrete Tanks - Dividing Walls: additional cost for tanks over 100m3 GIV see dividing walls.

Photo description Typical sludge tanks

Photo notes -

Photo1

Photo2

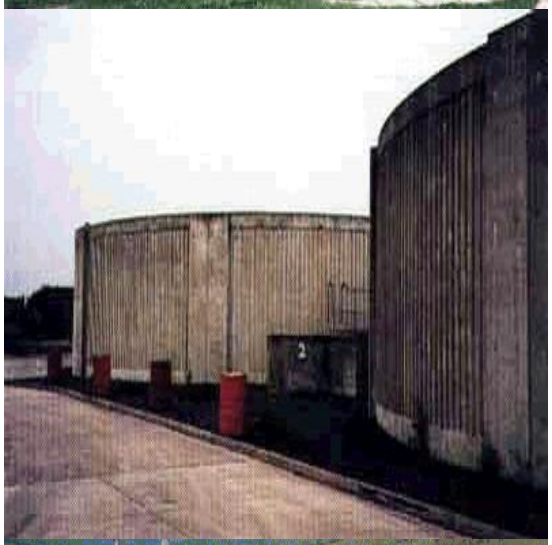
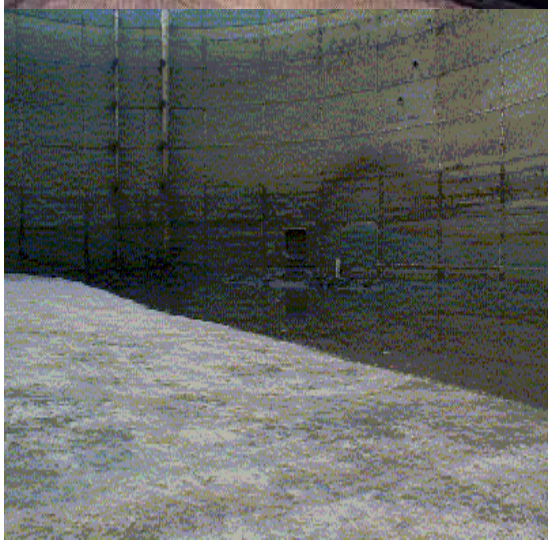


Photo3



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Generic Category	Sewage treatment works
CG Code	63M014
Specific	Sludge tanks
Descriptive	Concrete rectangular
Tech1	Reinforced concrete
Tech2	Over 1,500.0m³ - 3,000.0m³
Unit size	-
Unit of measurement	m3
ERC	£251
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete tanks, either rectangular or circular, generally built with a flat or slightly sloping base. Sump at one end or centrally. The cost includes the concrete base but exclude any mechanical handling equipment and control valves.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs exclude any tank cover.
rateable element	Class 4 Table 4 Tanks Note: Some metal tanks are under 400m3 but the bottom is concrete (not metal) and these are rateable (Class 4(d)).
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting
Number of items adjusted	Security lighting
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Concrete Tanks - Dividing Walls: additional cost for tanks over 100m3 GIV see dividing walls.

Photo description Typical sludge tanks

Photo notes -

Photo1

Photo2

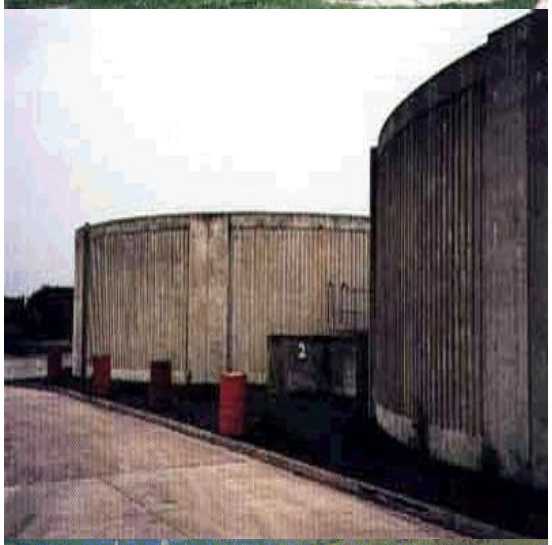
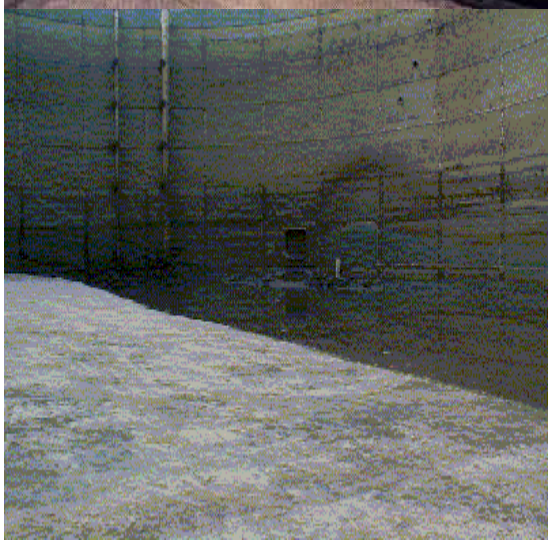


Photo3



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Generic Category	Sewage treatment works
CG Code	63M015
Specific	Sludge tanks
Descriptive	Concrete rectangular
Tech1	Reinforced concrete
Tech2	Over 3,000.0m³ - 5,000.0m³
Unit size	-
Unit of measurement	m3
ERC	£213
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete tanks, either rectangular or circular, generally built with a flat or slightly sloping base. Sump at one end or centrally. The cost includes the concrete base but exclude any mechanical handling equipment and control valves.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs exclude any tank cover.
rateable element	Class 4 Table 4 Tanks Note: Some metal tanks are under 400m3 but the bottom is concrete (not metal) and these are rateable (Class 4(d)).
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting
Number of items adjusted	Security lighting
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Concrete Tanks - Dividing Walls: additional cost for tanks over 100m3 GIV see dividing walls.

Photo description Typical sludge tanks

Photo notes -

Photo1

Photo2

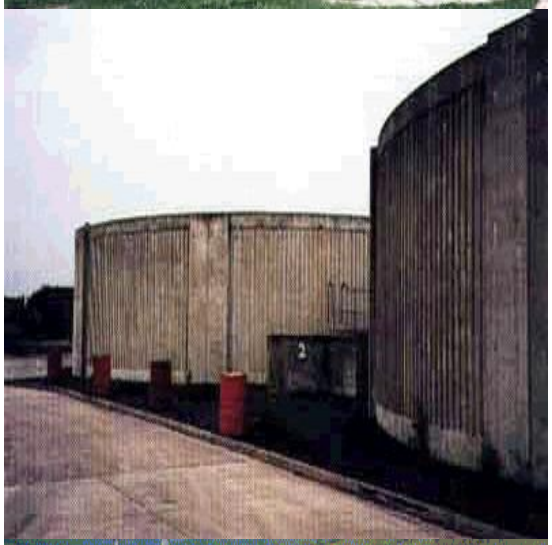
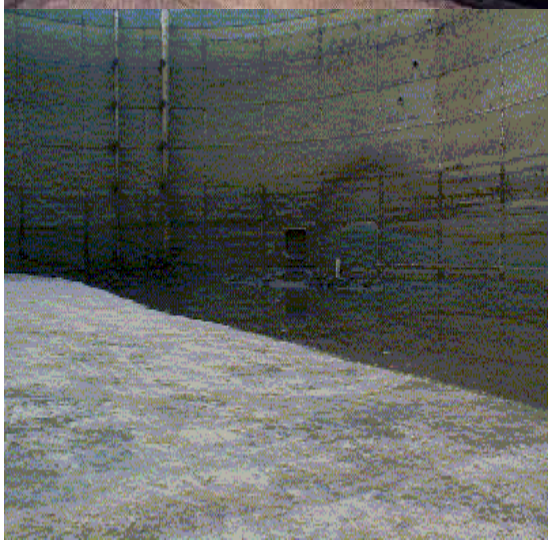


Photo3



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Generic Category	Sewage treatment works
CG Code	63M016
Specific	Sludge tanks
Descriptive	Concrete rectangular
Tech1	Reinforced concrete
Tech2	Over 5,000.0m³
Unit size	-
Unit of measurement	m3
ERC	£202
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete tanks, either rectangular or circular, generally built with a flat or slightly sloping base. Sump at one end or centrally. The cost includes the concrete base but exclude any mechanical handling equipment and control valves.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs exclude any tank cover.
rateable element	Class 4 Table 4 Tanks Note: Some metal tanks are under 400m3 but the bottom is concrete (not metal) and these are rateable (Class 4(d)).
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting
Number of items adjusted	Security lighting
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Concrete Tanks - Dividing Walls: additional cost for tanks over 100m3 GIV see dividing walls.

Photo description Typical sludge tanks

Photo notes -

Photo1

Photo2

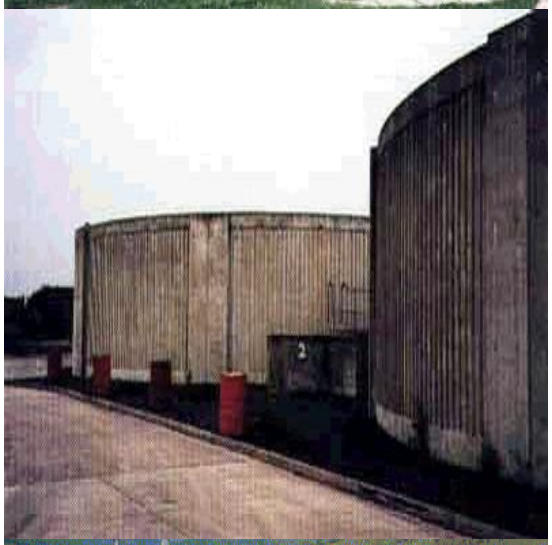
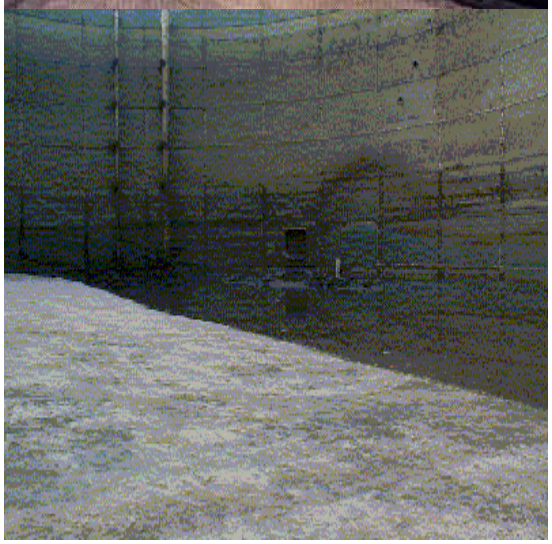


Photo3



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Generic Category	Sewage treatment works
CG Code	63M018
Specific	Sludge tanks
Descriptive	Metal circular
Tech1	Concrete base
Tech2	Over 250m³ - 500m³
Unit size	-
Unit of measurement	m3
ERC	£78
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Metal tank wall formed of metal panels, curved to the correct diameter, bolted and sealed with mastic or welded. Steel thickness will vary but 6mm to 10mm normal. Built above ground on a concrete base, with the base forming the floor of the tank. The cost includes the concrete base and any access ladders but exclude any mechanical handling equipment and control valves.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs exclude any tank cover.
rateable element	Class 4 Table 4 Tanks Note: Some metal tanks are under 400m3 and the bottom is concrete (not metal) and these are rateable (Class 4(d)).
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Typical sludge tanks

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M019
Specific	Sludge tanks
Descriptive	Metal circular
Tech1	Concrete base
Tech2	Over 500m³
Unit size	-
Unit of measurement	m3
ERC	£63
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Metal tank wall formed of metal panels, curved to the correct diameter, bolted and sealed with mastic or welded. Steel thickness will vary but 6mm to 10mm normal. Built above ground on a concrete base, with the base forming the floor of the tank. The cost includes the concrete base and any access ladders but exclude any mechanical handling equipment and control valves.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs exclude any tank cover.
rateable element	Class 4 Table 4 Tanks Note: Some metal tanks are under 400m3 and the bottom is concrete (not metal) and these are rateable (Class 4(d)).
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Typical sludge tanks

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M020
Specific	Sludge tanks
Descriptive	Metal circular
Tech1	Concrete base
Tech2	Up to 100m³
Unit size	-
Unit of measurement	m3
ERC	£175
Superseded codes	63M017
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Metal tank wall formed of metal panels, curved to the correct diameter, bolted and sealed with mastic or welded. Steel thickness will vary but 6mm to 10mm normal. Built above ground on a concrete base, with the base forming the floor of the tank. The cost includes the concrete base and any access ladders but exclude any mechanical handling equipment and control valves.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs exclude any tank cover.
rateable element	Class 4 Table 4 Tanks Note: Some metal tanks are under 400m3 and the bottom is concrete (not metal) and these are rateable (Class 4(d)).
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Typical sludge tanks

Photo notes -

Photo1

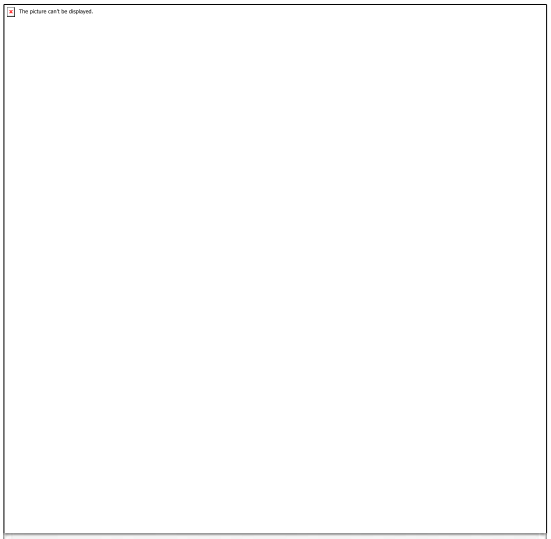

Photo2

Photo3

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Generic Category	Sewage treatment works
CG Code	63M021
Specific	Sludge tanks
Descriptive	Metal circular
Tech1	Concrete base
Tech2	100m³ - 250m³
Unit size	-
Unit of measurement	m3
ERC	£111
Superseded codes	63M017
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Metal tank wall formed of metal panels, curved to the correct diameter, bolted and sealed with mastic or welded. Steel thickness will vary but 6mm to 10mm normal. Built above ground on a concrete base, with the base forming the floor of the tank. The cost includes the concrete base and any access ladders but exclude any mechanical handling equipment and control valves.
Referencing details	Gross internal Volume (GIV) m3
Cost information notes	Costs exclude any tank cover.
rateable element	Class 4 Table 4 Tanks Note: Some metal tanks are under 400m3 and the bottom is concrete (not metal) and these are rateable (Class 4(d)).
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Typical sludge tanks

Photo notes -

Photo1

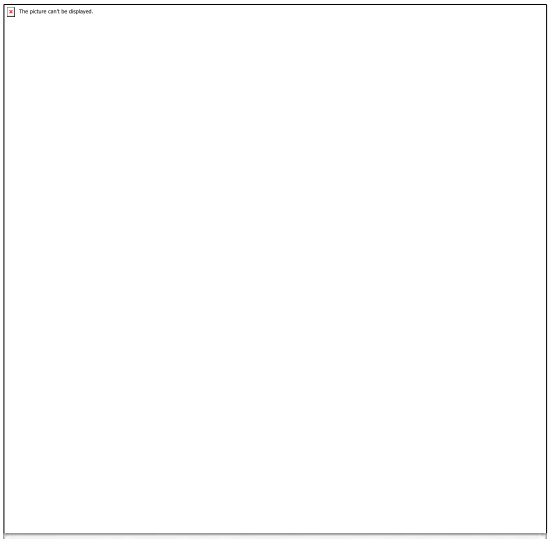


Photo2

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M0F1
Specific	Storm tanks
Descriptive	Rectangular sloped base
Tech1	Reinforced concrete
Tech2	Over 250.0m³ - 500.0m³
Unit size	-
Unit of measurement	m3
ERC	£423
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete rectangular tank with a shallow gradient floor. Used for the storage of storm water prior to its return for treatment through the works. Tank normally set mostly below ground level. Each tank has an outlet sump, and this is included in the volume. There is normally an overflow chamber to allow for direct flow to the watercourse in extreme conditions. Cost includes safety rail but excludes any overflow chamber.
Referencing details	Gross Internal Volume (GIV) m3
Cost information notes	For cost purposes the rate provided is in terms of Gross Internal Volume however for calculation of the volume of the tank for rateability regard is to be given to the total cubic capacity in accordance with Class 4(d) (measured externally and excluding foundations, settings, supports, and anything, which is not an integral part of the item).
rateable element	Class 4 Table 4 Tank
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, walkways, stairs, platforms.
Number of items adjusted	-

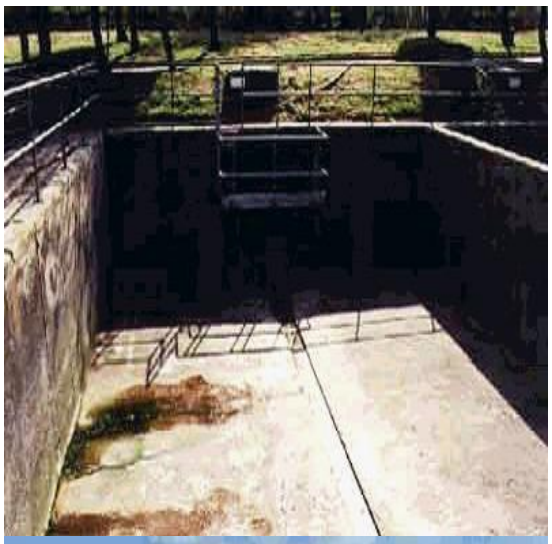
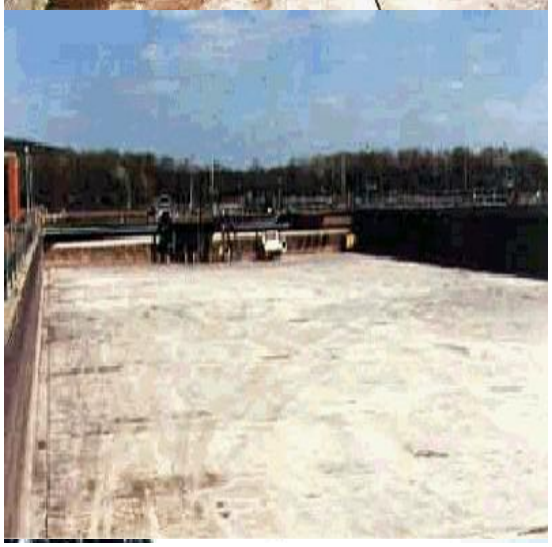
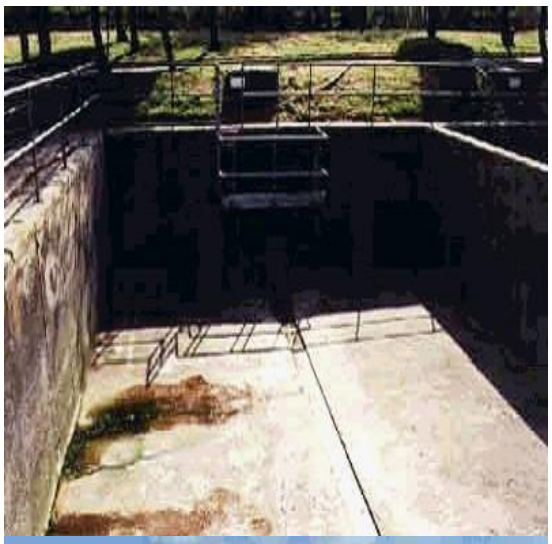
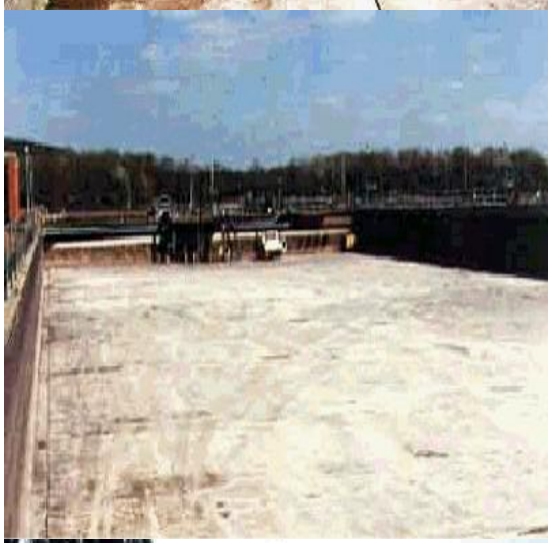
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical storm tanks
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Sewage treatment works
CG Code	63M0F2
Specific	Storm tanks
Descriptive	Rectangular sloped base
Tech1	Reinforced concrete
Tech2	Over 500.0m³ - 750.0m³
Unit size	-
Unit of measurement	m3
ERC	£328
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete rectangular tank with a shallow gradient floor. Used for the storage of storm water prior to its return for treatment through the works. Tank normally set mostly below ground level. Each tank has an outlet sump, and this is included in the volume. There is normally an overflow chamber to allow for direct flow to the watercourse in extreme conditions. Cost includes safety rail but excludes any overflow chamber.
Referencing details	Gross Internal Volume (GIV) m3
Cost information notes	For cost purposes the rate provided is in terms of Gross Internal Volume however for calculation of the volume of the tank for rateability regard is to be given to the total cubic capacity in accordance with Class 4(d) (measured externally and excluding foundations, settings, supports, and anything, which is not an integral part of the item).
rateable element	Class 4 Table 4 Tank
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, walkways, stairs, platforms.
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical storm tanks
Photo notes	-
Photo1	
Photo2	

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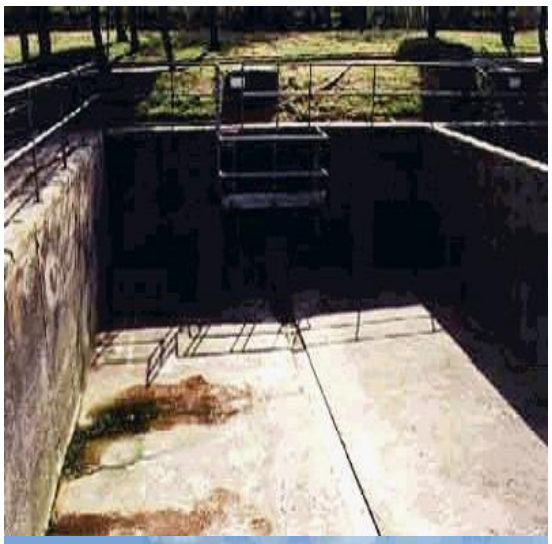
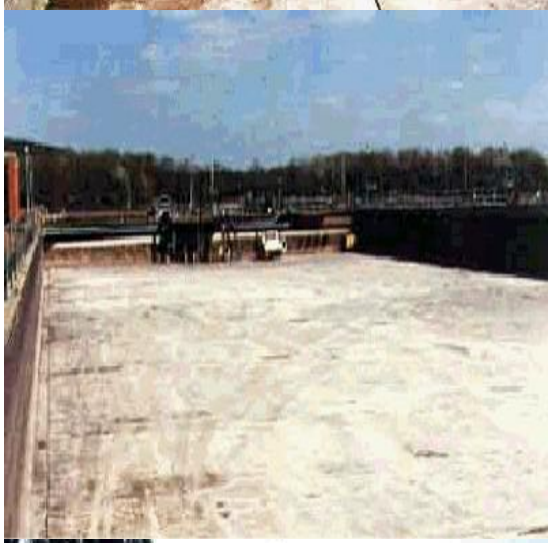
Generic Category	Sewage treatment works
CG Code	63M0F3
Specific	Storm tanks
Descriptive	Rectangular sloped base
Tech1	Reinforced concrete
Tech2	Over 750.0m³ - 1,500.0m³
Unit size	-
Unit of measurement	m3
ERC	£212
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete rectangular tank with a shallow gradient floor. Used for the storage of storm water prior to its return for treatment through the works. Tank normally set mostly below ground level. Each tank has an outlet sump, and this is included in the volume. There is normally an overflow chamber to allow for direct flow to the watercourse in extreme conditions. Cost includes safety rail but excludes any overflow chamber.
Referencing details	Gross Internal Volume (GIV) m3
Cost information notes	For cost purposes the rate provided is in terms of Gross Internal Volume however for calculation of the volume of the tank for rateability regard is to be given to the total cubic capacity in accordance with Class 4(d) (measured externally and excluding foundations, settings, supports, and anything, which is not an integral part of the item).
rateable element	Class 4 Table 4 Tank
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, walkways, stairs, platforms.
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical storm tanks
Photo notes	-
Photo1	
Photo2	

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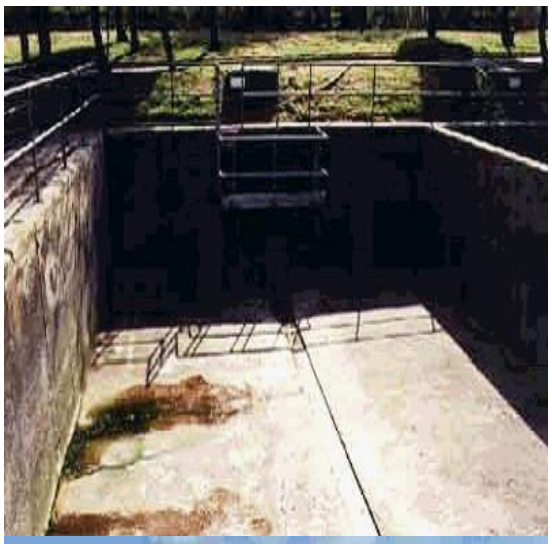
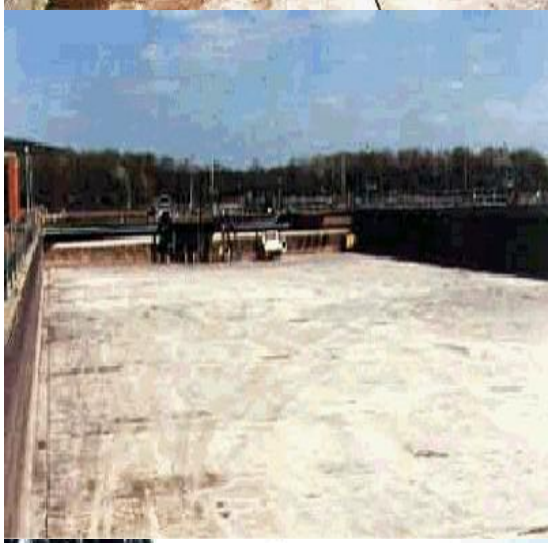
Generic Category	Sewage treatment works
CG Code	63M0F4
Specific	Storm tanks
Descriptive	Rectangular sloped base
Tech1	Reinforced concrete
Tech2	Over 1,500.0m³ - 3,000.0m³
Unit size	-
Unit of measurement	m3
ERC	£137
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete rectangular tank with a shallow gradient floor. Used for the storage of storm water prior to its return for treatment through the works. Tank normally set mostly below ground level. Each tank has an outlet sump, and this is included in the volume. There is normally an overflow chamber to allow for direct flow to the watercourse in extreme conditions. Cost includes safety rail but excludes any overflow chamber.
Referencing details	Gross Internal Volume (GIV) m3
Cost information notes	For cost purposes the rate provided is in terms of Gross Internal Volume however for calculation of the volume of the tank for rateability regard is to be given to the total cubic capacity in accordance with Class 4(d) (measured externally and excluding foundations, settings, supports, and anything, which is not an integral part of the item).
rateable element	Class 4 Table 4 Tank
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, walkways, stairs, platforms.
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical storm tanks
Photo notes	-
Photo1	
Photo2	

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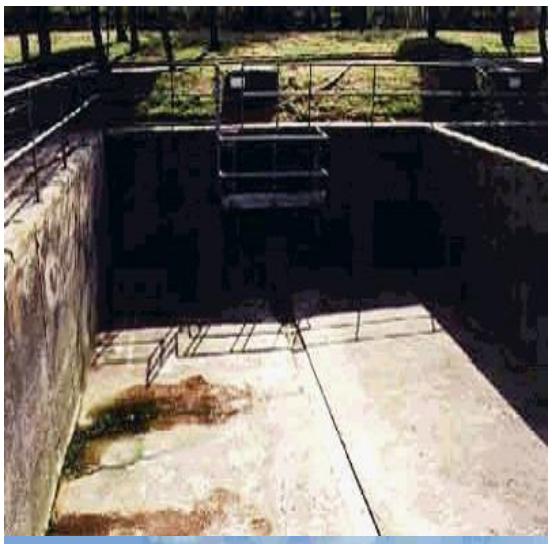
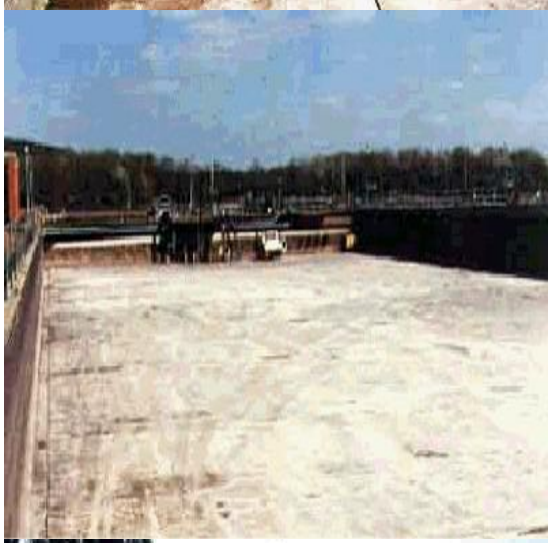
Generic Category	Sewage treatment works
CG Code	63M0F5
Specific	Storm tanks
Descriptive	Rectangular sloped base
Tech1	Reinforced concrete
Tech2	Over 3,000.0m³ - 5,000.0m³
Unit size	-
Unit of measurement	m3
ERC	£100
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete rectangular tank with a shallow gradient floor. Used for the storage of storm water prior to its return for treatment through the works. Tank normally set mostly below ground level. Each tank has an outlet sump, and this is included in the volume. There is normally an overflow chamber to allow for direct flow to the watercourse in extreme conditions. Cost includes safety rail but excludes any overflow chamber.
Referencing details	Gross Internal Volume (GIV) m3
Cost information notes	For cost purposes the rate provided is in terms of Gross Internal Volume however for calculation of the volume of the tank for rateability regard is to be given to the total cubic capacity in accordance with Class 4(d) (measured externally and excluding foundations, settings, supports, and anything, which is not an integral part of the item).
rateable element	Class 4 Table 4 Tank
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, walkways, stairs, platforms.
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical storm tanks
Photo notes	-
Photo1	
Photo2	

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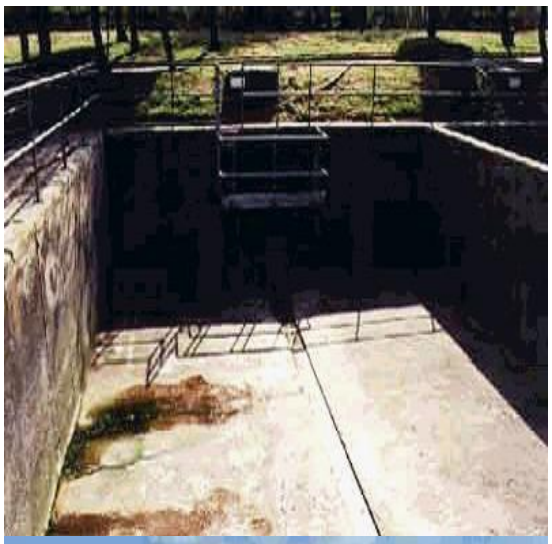
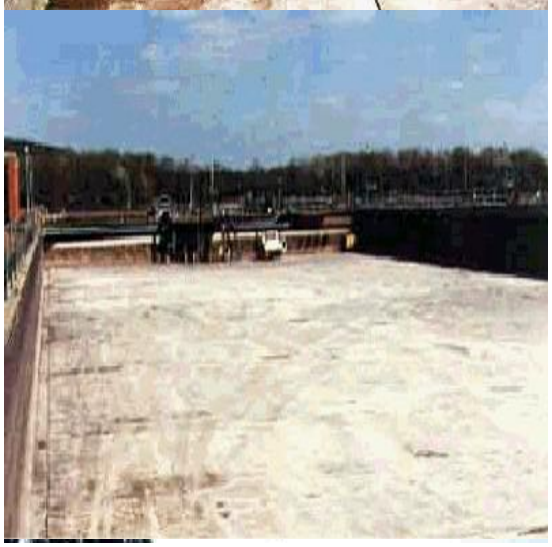
Generic Category	Sewage treatment works
CG Code	63M0F6
Specific	Storm tanks
Descriptive	Rectangular sloped base
Tech1	Reinforced concrete
Tech2	Over 5,000.0m³
Unit size	-
Unit of measurement	m3
ERC	£93
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete rectangular tank with a shallow gradient floor. Used for the storage of storm water prior to its return for treatment through the works. Tank normally set mostly below ground level. Each tank has an outlet sump, and this is included in the volume. There is normally an overflow chamber to allow for direct flow to the watercourse in extreme conditions. Cost includes safety rail but excludes any overflow chamber.
Referencing details	Gross Internal Volume (GIV) m3
Cost information notes	For cost purposes the rate provided is in terms of Gross Internal Volume however for calculation of the volume of the tank for rateability regard is to be given to the total cubic capacity in accordance with Class 4(d) (measured externally and excluding foundations, settings, supports, and anything, which is not an integral part of the item).
rateable element	Class 4 Table 4 Tank
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, walkways, stairs, platforms.
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical storm tanks
Photo notes	-
Photo1	
Photo2	

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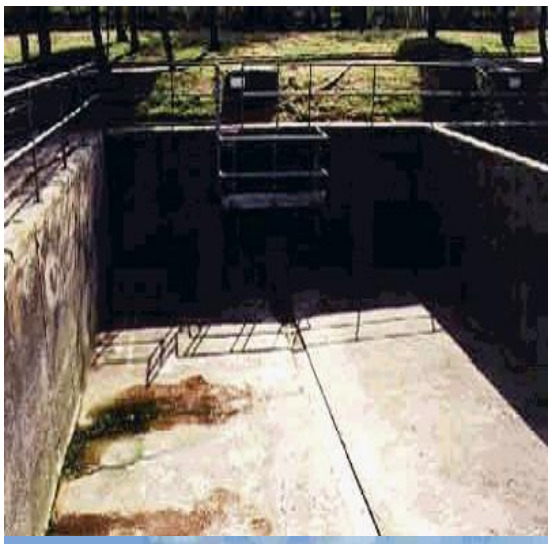
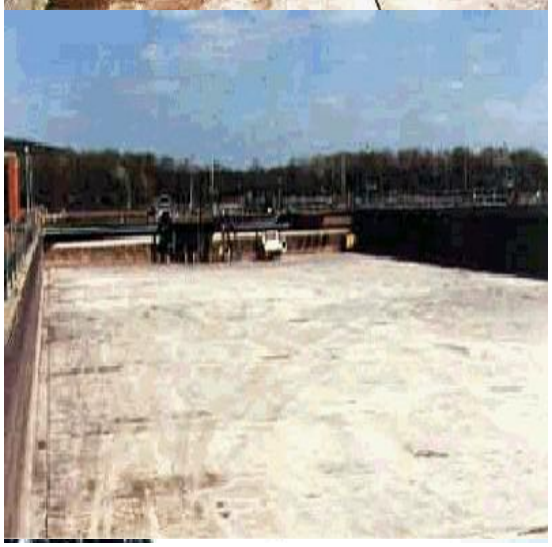
Generic Category	Sewage treatment works
CG Code	63M0FS
Specific	Storm tanks
Descriptive	Rectangular sloped base
Tech1	Reinforced concrete
Tech2	< 25.0m³
Unit size	-
Unit of measurement	m3
ERC	£2,762
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete rectangular tank with a shallow gradient floor. Used for the storage of storm water prior to its return for treatment through the works. Tank normally set mostly below ground level. Each tank has an outlet sump, and this is included in the volume. There is normally an overflow chamber to allow for direct flow to the watercourse in extreme conditions. Cost includes safety rail but excludes any overflow chamber.
Referencing details	Gross Internal Volume (GIV) m3
Cost information notes	For cost purposes the rate provided is in terms of Gross Internal Volume however for calculation of the volume of the tank for rateability regard is to be given to the total cubic capacity in accordance with Class 4(d) (measured externally and excluding foundations, settings, supports, and anything, which is not an integral part of the item).
rateable element	Class 4 Table 4 Tank
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, walkways, stairs, platforms.
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical storm tanks
Photo notes	-
Photo1	
Photo2	

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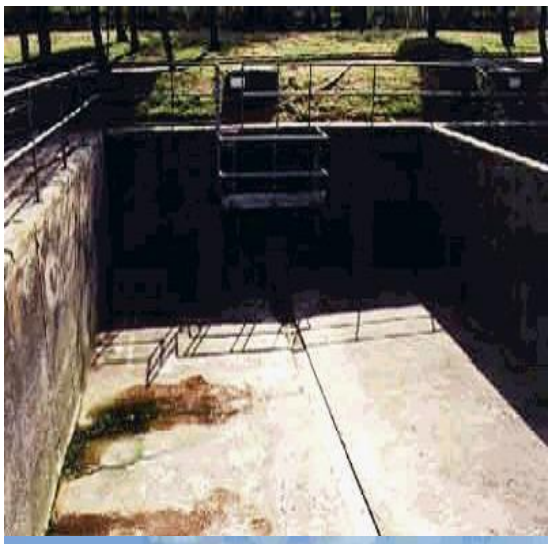
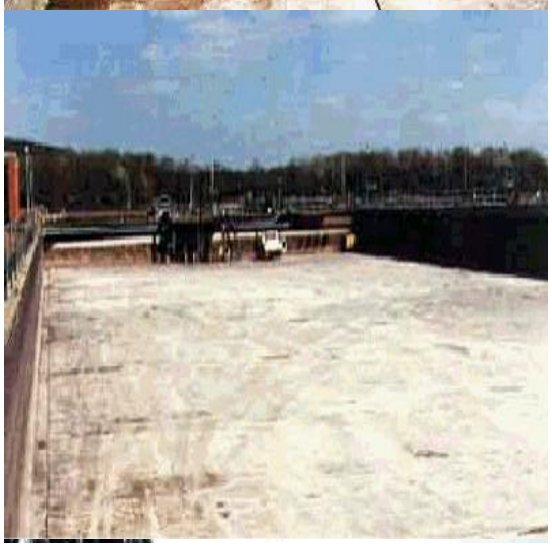
Generic Category	Sewage treatment works
CG Code	63M0FT
Specific	Storm tanks
Descriptive	Rectangular sloped base
Tech1	Reinforced concrete
Tech2	Over 25.0m³ - 30.0m³
Unit size	-
Unit of measurement	m3
ERC	£2,465
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete rectangular tank with a shallow gradient floor. Used for the storage of storm water prior to its return for treatment through the works. Tank normally set mostly below ground level. Each tank has an outlet sump, and this is included in the volume. There is normally an overflow chamber to allow for direct flow to the watercourse in extreme conditions. Cost includes safety rail but excludes any overflow chamber.
Referencing details	Gross Internal Volume (GIV) m3
Cost information notes	For cost purposes the rate provided is in terms of Gross Internal Volume however for calculation of the volume of the tank for rateability regard is to be given to the total cubic capacity in accordance with Class 4(d) (measured externally and excluding foundations, settings, supports, and anything, which is not an integral part of the item).
rateable element	Class 4 Table 4 Tank
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, walkways, stairs, platforms.
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical storm tanks
Photo notes	-
Photo1	
Photo2	

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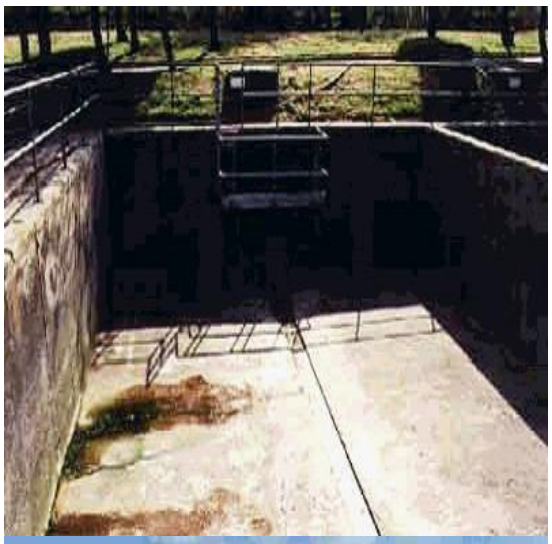
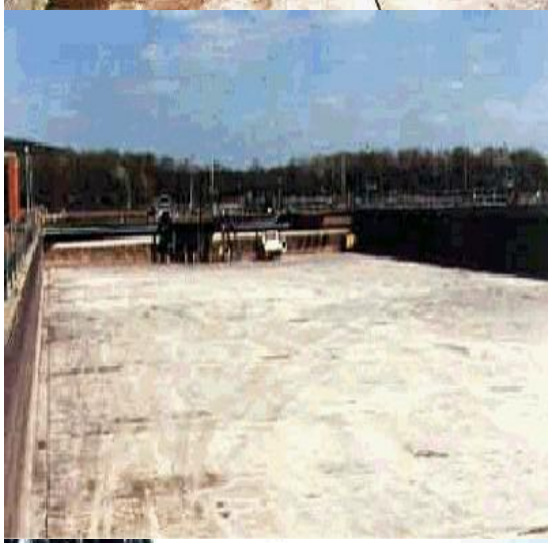
Generic Category	Sewage treatment works
CG Code	63M0FU
Specific	Storm tanks
Descriptive	Rectangular sloped base
Tech1	Reinforced concrete
Tech2	Over 30.0m³ - 50.0m³
Unit size	-
Unit of measurement	m3
ERC	£1,789
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete rectangular tank with a shallow gradient floor. Used for the storage of storm water prior to its return for treatment through the works. Tank normally set mostly below ground level. Each tank has an outlet sump, and this is included in the volume. There is normally an overflow chamber to allow for direct flow to the watercourse in extreme conditions. Cost includes safety rail but excludes any overflow chamber.
Referencing details	Gross Internal Volume (GIV) m3
Cost information notes	For cost purposes the rate provided is in terms of Gross Internal Volume however for calculation of the volume of the tank for rateability regard is to be given to the total cubic capacity in accordance with Class 4(d) (measured externally and excluding foundations, settings, supports, and anything, which is not an integral part of the item).
rateable element	Class 4 Table 4 Tank
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, walkways, stairs, platforms.
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical storm tanks
Photo notes	-
Photo1	
Photo2	

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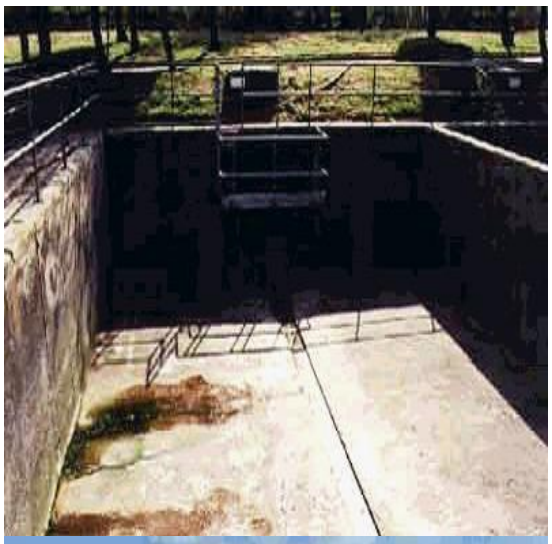
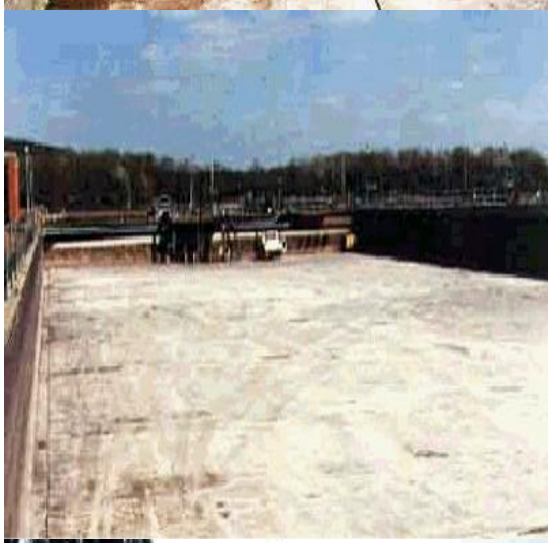
Generic Category	Sewage treatment works
CG Code	63M0FV
Specific	Storm tanks
Descriptive	Rectangular sloped base
Tech1	Reinforced concrete
Tech2	Over 50.0m³ - 62.0m³
Unit size	-
Unit of measurement	m3
ERC	£1,564
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete rectangular tank with a shallow gradient floor. Used for the storage of storm water prior to its return for treatment through the works. Tank normally set mostly below ground level. Each tank has an outlet sump, and this is included in the volume. There is normally an overflow chamber to allow for direct flow to the watercourse in extreme conditions. Cost includes safety rail but excludes any overflow chamber.
Referencing details	Gross Internal Volume (GIV) m3
Cost information notes	For cost purposes the rate provided is in terms of Gross Internal Volume however for calculation of the volume of the tank for rateability regard is to be given to the total cubic capacity in accordance with Class 4(d) (measured externally and excluding foundations, settings, supports, and anything, which is not an integral part of the item).
rateable element	Class 4 Table 4 Tank
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, walkways, stairs, platforms.
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical storm tanks
Photo notes	-
Photo1	
Photo2	

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Generic Category	Sewage treatment works
CG Code	63M0FW
Specific	Storm tanks
Descriptive	Rectangular sloped base
Tech1	Reinforced concrete
Tech2	Over 62.0m³ - 100.0m³
Unit size	-
Unit of measurement	m3
ERC	£1,159
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete rectangular tank with a shallow gradient floor. Used for the storage of storm water prior to its return for treatment through the works. Tank normally set mostly below ground level. Each tank has an outlet sump, and this is included in the volume. There is normally an overflow chamber to allow for direct flow to the watercourse in extreme conditions. Cost includes safety rail but excludes any overflow chamber.
Referencing details	Gross Internal Volume (GIV) m3
Cost information notes	For cost purposes the rate provided is in terms of Gross Internal Volume however for calculation of the volume of the tank for rateability regard is to be given to the total cubic capacity in accordance with Class 4(d) (measured externally and excluding foundations, settings, supports, and anything, which is not an integral part of the item).
rateable element	Class 4 Table 4 Tank
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, walkways, stairs, platforms.
Number of items adjusted	-

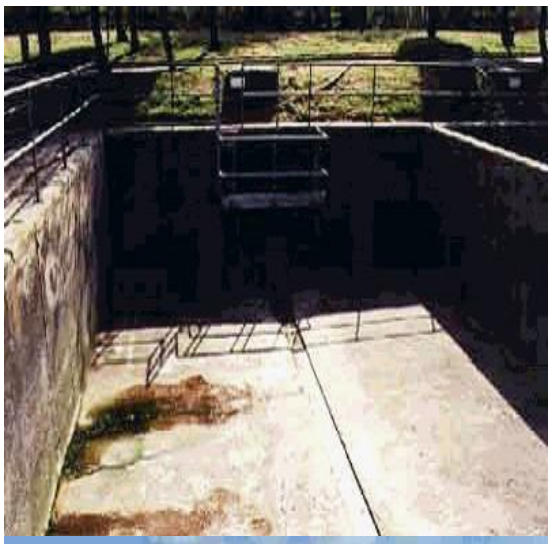
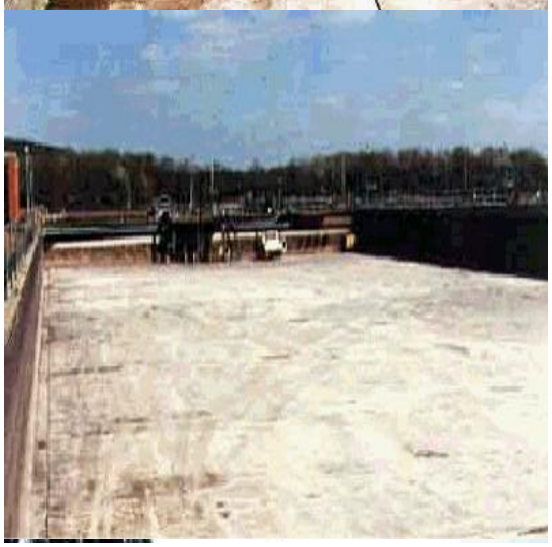
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical storm tanks
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0FX
Specific	Storm tanks
Descriptive	Rectangular sloped base
Tech1	Reinforced concrete
Tech2	Over 100.0m³ - 250.0m³
Unit size	-
Unit of measurement	m3
ERC	£970
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete rectangular tank with a shallow gradient floor. Used for the storage of storm water prior to its return for treatment through the works. Tank normally set mostly below ground level. Each tank has an outlet sump, and this is included in the volume. There is normally an overflow chamber to allow for direct flow to the watercourse in extreme conditions. Cost includes safety rail but excludes any overflow chamber.
Referencing details	Gross Internal Volume (GIV) m3
Cost information notes	For cost purposes the rate provided is in terms of Gross Internal Volume however for calculation of the volume of the tank for rateability regard is to be given to the total cubic capacity in accordance with Class 4(d) (measured externally and excluding foundations, settings, supports, and anything, which is not an integral part of the item).
rateable element	Class 4 Table 4 Tank
non rateable element	Class 4(d) does not exceed 400 cubic metres total cubic capacity (measured EXTERNALLY and EXCLUDING foundations, settings, supports, and anything, which is not an integral part of the item).and which is readily capable of being moved from one site and re-erected in its original state on another without substantial demolition of any surrounding structure. In reality most concrete tanks under 400 cubic metres either above ground or below will not be capable of moving and re-erecting in its original state and thus are rateable. Most metal tanks under 400 cubic metres will be non rateable.
Adjusted Plant and Machinery	Security lighting, walkways, stairs, platforms.
Number of items adjusted	-

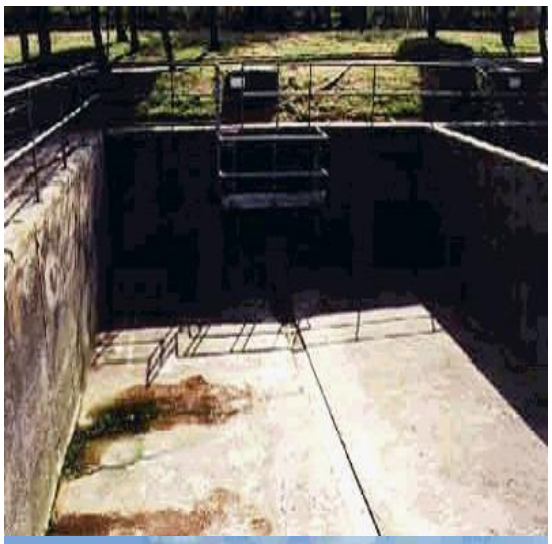
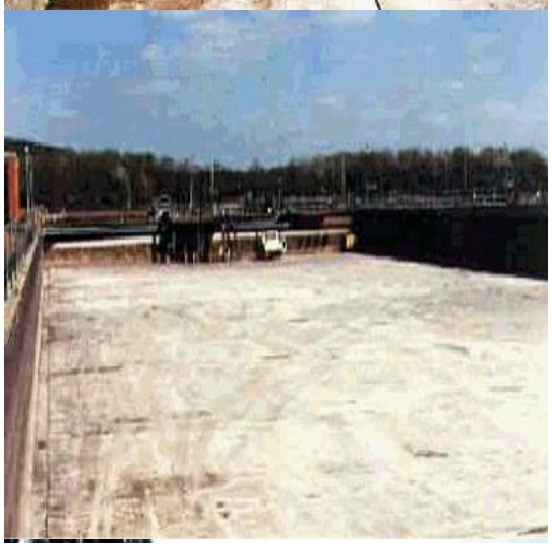
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical storm tanks
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sewage treatment works
CG Code	63M0N1
Specific	Tertiary treatment tank
Descriptive	Concrete rectangular
Tech1	Over 250.0m³ - 750.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£132
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	An additional treatment used on some works for the final polishing of effluent before disposal into watercourse. Reinforced concrete tank, part filled with media usually set below ground level. Wall 300 mm above ground with safety rail set in. Cost includes safety rail but excludes any walkways, filtration media and mechanical plant.
Referencing details	Gross Internal Volume (GIV) m3
Cost information notes	Costs are to exclude any dividing wall/s however the Contractor is required to provide a separate cost for dividing walls. Costs are to include the safety rail.
rateable element	Class 4 Table 4 Tank
non rateable element	-
Adjusted Plant and Machinery	Security lighting
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Tertiary treatment tank
Photo notes	-

Photo1

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Generic Category	Sewage treatment works
CG Code	63M0N2
Specific	Tertiary treatment tank
Descriptive	Concrete rectangular
Tech1	Over 750.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£113
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	An additional treatment used on some works for the final polishing of effluent before disposal into watercourse. Reinforced concrete tank, part filled with media usually set below ground level. Wall 300 mm above ground with safety rail set in. Cost includes safety rail but excludes any walkways, filtration media and mechanical plant.
Referencing details	Gross Internal Volume (GIV) m3
Cost information notes	Costs are to exclude any dividing wall/s however the Contractor is required to provide a separate cost for dividing walls. Costs are to include the safety rail.
rateable element	Class 4 Table 4 Tank
non rateable element	-
Adjusted Plant and Machinery	Security lighting
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Tertiary treatment tank
Photo notes	-

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Generic Category	Sewage treatment works
CG Code	63M0NS
Specific	Tertiary treatment tank
Descriptive	Concrete rectangular
Tech1	< 25.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£811
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	An additional treatment used on some works for the final polishing of effluent before disposal into watercourse. Reinforced concrete tank, part filled with media usually set below ground level. Wall 300 mm above ground with safety rail set in. Cost includes safety rail but excludes any walkways, filtration media and mechanical plant.
Referencing details	Gross Internal Volume (GIV) m3
Cost information notes	Costs are to exclude any dividing wall/s however the Contractor is required to provide a separate cost for dividing walls. Costs are to include the safety rail.
rateable element	Class 4 Table 4 Tank
non rateable element	-
Adjusted Plant and Machinery	Security lighting
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Tertiary treatment tank
Photo notes	-

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Generic Category	Sewage treatment works
CG Code	63M0NT
Specific	Tertiary treatment tank
Descriptive	Concrete rectangular
Tech1	Over 25.0m³ - 30.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£735
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	An additional treatment used on some works for the final polishing of effluent before disposal into watercourse. Reinforced concrete tank, part filled with media usually set below ground level. Wall 300 mm above ground with safety rail set in. Cost includes safety rail but excludes any walkways, filtration media and mechanical plant.
Referencing details	Gross Internal Volume (GIV) m3
Cost information notes	Costs are to exclude any dividing wall/s however the Contractor is required to provide a separate cost for dividing walls. Costs are to include the safety rail.
rateable element	Class 4 Table 4 Tank
non rateable element	-
Adjusted Plant and Machinery	Security lighting
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Tertiary treatment tank
Photo notes	-

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Generic Category	Sewage treatment works
CG Code	63M0NU
Specific	Tertiary treatment tank
Descriptive	Concrete rectangular
Tech1	Over 30.0m³ - 50.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£560
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	An additional treatment used on some works for the final polishing of effluent before disposal into watercourse. Reinforced concrete tank, part filled with media usually set below ground level. Wall 300 mm above ground with safety rail set in. Cost includes safety rail but excludes any walkways, filtration media and mechanical plant.
Referencing details	Gross Internal Volume (GIV) m3
Cost information notes	Costs are to exclude any dividing wall/s however the Contractor is required to provide a separate cost for dividing walls. Costs are to include the safety rail.
rateable element	Class 4 Table 4 Tank
non rateable element	-
Adjusted Plant and Machinery	Security lighting
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Tertiary treatment tank
Photo notes	-

Photo1

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Generic Category	Sewage treatment works
CG Code	63M0NV
Specific	Tertiary treatment tank
Descriptive	Concrete rectangular
Tech1	Over 50.0m³ - 62.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£499
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	An additional treatment used on some works for the final polishing of effluent before disposal into watercourse. Reinforced concrete tank, part filled with media usually set below ground level. Wall 300 mm above ground with safety rail set in. Cost includes safety rail but excludes any walkways, filtration media and mechanical plant.
Referencing details	Gross Internal Volume (GIV) m3
Cost information notes	Costs are to exclude any dividing wall/s however the Contractor is required to provide a separate cost for dividing walls. Costs are to include the safety rail.
rateable element	Class 4 Table 4 Tank
non rateable element	-
Adjusted Plant and Machinery	Security lighting
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Tertiary treatment tank
Photo notes	-

Photo1

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Generic Category	Sewage treatment works
CG Code	63M0NW
Specific	Tertiary treatment tank
Descriptive	Concrete rectangular
Tech1	Over 62.0m³ - 100.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£387
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	An additional treatment used on some works for the final polishing of effluent before disposal into watercourse. Reinforced concrete tank, part filled with media usually set below ground level. Wall 300 mm above ground with safety rail set in. Cost includes safety rail but excludes any walkways, filtration media and mechanical plant.
Referencing details	Gross Internal Volume (GIV) m3
Cost information notes	Costs are to exclude any dividing wall/s however the Contractor is required to provide a separate cost for dividing walls. Costs are to include the safety rail.
rateable element	Class 4 Table 4 Tank
non rateable element	-
Adjusted Plant and Machinery	Security lighting
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Tertiary treatment tank
Photo notes	-

Photo1

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Generic Category	Sewage treatment works
CG Code	63M0NX
Specific	Tertiary treatment tank
Descriptive	Concrete rectangular
Tech1	Over 100.0m³ - 250.0m³
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£237
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	An additional treatment used on some works for the final polishing of effluent before disposal into watercourse. Reinforced concrete tank, part filled with media usually set below ground level. Wall 300 mm above ground with safety rail set in. Cost includes safety rail but excludes any walkways, filtration media and mechanical plant.
Referencing details	Gross Internal Volume (GIV) m3
Cost information notes	Costs are to exclude any dividing wall/s however the Contractor is required to provide a separate cost for dividing walls. Costs are to include the safety rail.
rateable element	Class 4 Table 4 Tank
non rateable element	-
Adjusted Plant and Machinery	Security lighting
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Tertiary treatment tank
Photo notes	-

Photo1

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Generic Category	Shop fitting costs
CG Code	34001A
Specific	Shop fitting
Descriptive	Convenience food shop fitting out costs
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£437
Superseded codes	STS032
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Shop fittings; including external signage, internal finishes and all fixtures and fittings based upon average costs for fitting out a convenience store.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Show homes
CG Code	61S01A
Specific	Marketing Suites
Descriptive	Modular Units
Tech1	Very high quality finishes
Tech2	-
Unit size	m2
Unit of measurement	m2
ERC	£1,334
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	High quality standard units finished to a high standard and typically used for prestigious offices, marketing suites and similar applications. Internal layouts can be designed to exact user requirements. They are delivered in volumetric format (i.e. fully factory prefabricated) and are placed in position on concrete pads or similar hard standing. Constructed of insulated plastic-coated steel externally with vinyl-faced plasterboard walls and polyester-coated steel ceiling internally. Doors are insulated steel-faced and windows are UPVC double glazed with low energy glass. The system uses complete modules to construct buildings with unlimited floor area; additional storeys may be added at any time (up to a maximum of four). Various optional extras are provided to suit individual requirements; these include various floor coverings, suspended ceilings, under floor heating and air conditioning.
Referencing details	Record GEA m2. External walls to be measured as per elevation.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	Additional costs for external finishes to external walls: Western Red Cedar Cladding use code 61S01V1, Render use code 61S01V2, Brickslip System use code 61S01V3, Rainscreen Panels use code 61S01V4, Curtain Walling use code 61S0V15
Photo description	-
Photo notes	-
Photo1	
Photo2	
Photo3	

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Generic Category	Show homes
CG Code	61S02A
Specific	Marketing Suites
Descriptive	Portable Building
Tech1	Single Cabin
Tech2	Standard Range Internally and Externally
Unit size	m2
Unit of measurement	m2
ERC	£554
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Standard finishes Externally and Internally. Four 1m2 pad foundations.
Referencing details	Record GEA m2. External walls to be measured as per elevation.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Additional costs for external finishes to external walls: Western Red Cedar Cladding use code 61S01V1, Render use code 61S01V2, Brickslip System use code 61S01V3, Rainscreen Panels use code 61S01V4, Curtain Walling use code 61S0V15
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Show homes
CG Code	61S01V1
Specific	Variation
Descriptive	Additional cost for External Finishes - Western Red Cedar
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£151
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Additional costs to be used in conjunction with Codes for Show Homes 61S01A, 61S02A
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

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Generic Category	Show homes
CG Code	61S01V2
Specific	Variation
Descriptive	Additional cost for External Finishes - External Render System
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£111
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Additional costs to be used in conjunction with Codes for Show Homes 61S01A, 61S02A
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Photo3

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Generic Category	Show homes
CG Code	61S01V3
Specific	Variation
Descriptive	Additional cost for External Finishes - Brick Slips
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£48
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Additional costs to be used in conjunction with Codes for Show Homes 61S01A, 61S02A
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Photo3

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Generic Category	Show homes
CG Code	61S01V4
Specific	Variation
Descriptive	Additional cost for External Finishes - Rainscreen Panels
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£291
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Additional costs to be used in conjunction with Codes for Show Homes 61S01A, 61S02A
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Show homes
CG Code	61S01V5
Specific	Variation
Descriptive	Additional cost for External Finishes -Curtain Walling
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£616
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Additional costs to be used in conjunction with Codes for Show Homes 61S01A, 61S02A
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Silo
CG Code	43560A
Specific	Flat bottomed - maxi bin
Descriptive	Galvanised steel with ribbed roof
Tech1	Diameter 7.31m
Tech2	350m3
Unit size	-
Unit of measurement	m3
ERC	£125
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Commonly referred to as 'maxi bins'. Walls are constructed of galvanised curved corrugated steel sheets, lapped, double bolted and sealed with mastic at base. Incorporating an access door, the structure has a conical ribbed roof with central filler hatch and internal access ladder, side handrails and handrails at high level.
Referencing details	Holding volume of bin in order to calculate Gross Volume. External works.
Cost information notes	Based on the volume of the hopper. Costs are for a single hopper. Costs include supporting steelwork but exclude foundations. For a heavy duty roof add 30%. For galvanised steel add 10% to cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description Galvanised Steel Flat Bottomed Silo

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Silo
CG Code	43560C
Specific	Flat bottomed - maxi bin
Descriptive	Galvanised steel with ribbed roof
Tech1	Diameter 7.31m
Tech2	600m3
Unit size	-
Unit of measurement	m3
ERC	£105
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Commonly referred to as 'maxi bins'. Walls are constructed of galvanised curved corrugated steel sheets, lapped, double bolted and sealed with mastic at base. Incorporating an access door, the structure has a conical ribbed roof with central filler hatch and internal access ladder, side handrails and handrails at high level.
Referencing details	Holding volume of bin in order to calculate Gross Volume. External works.
Cost information notes	Based on the volume of the hopper. Costs are for a single hopper. Costs include supporting steelwork but exclude foundations. For a heavy duty roof add 30%. For galvanised steel add 10% to cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description Galvanised Steel Flat Bottomed Silo

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Silo
CG Code	43560D
Specific	Flat bottomed - maxi bin
Descriptive	Galvanised steel with ribbed roof
Tech1	Diameter 7.31m
Tech2	765m3
Unit size	-
Unit of measurement	m3
ERC	£96
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Commonly referred to as 'maxi bins'. Walls are constructed of galvanised curved corrugated steel sheets, lapped, double bolted and sealed with mastic at base. Incorporating an access door, the structure has a conical ribbed roof with central filler hatch and internal access ladder, side handrails and handrails at high level.
Referencing details	Holding volume of bin in order to calculate Gross Volume. External works.
Cost information notes	Based on the volume of the hopper. Costs are for a single hopper. Costs include supporting steelwork but exclude foundations. For a heavy duty roof add 30%. For galvanised steel add 10% to cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-

Photo description Galvanised Steel Flat Bottomed Silo

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Silo
CG Code	43560E
Specific	Flat bottomed - maxi bin
Descriptive	Galvanised steel with ribbed roof
Tech1	Diameter 9.14m
Tech2	600m3
Unit size	-
Unit of measurement	m3
ERC	£105
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Commonly referred to as 'maxi bins'. Walls are constructed of galvanised curved corrugated steel sheets, lapped, double bolted and sealed with mastic at base. Incorporating an access door, the structure has a conical ribbed roof with central filler hatch and internal access ladder, side handrails and handrails at high level.
Referencing details	Holding volume of bin in order to calculate Gross Volume. External works.
Cost information notes	The costs are for single bins but as most installations will have several bins often linked with gantries / walkways with caged access ladders from ground level, these items will need to be added separately. Wheat = 0.77 tonnes/m3, Barley = 0.69 tonnes/m3. Cost includes foundations and erection costs. For quantities of 5 - 10 bins allow 10% discount, these discounts also apply to catwalks and ladders.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Galvanised Steel Flat Bottomed Silo
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Silo
CG Code	43560F
Specific	Flat bottomed - maxi bin
Descriptive	Galvanised steel with ribbed roof
Tech1	Diameter 9.14m
Tech2	900m3
Unit size	-
Unit of measurement	m3
ERC	£82
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Commonly referred to as 'maxi bins'. Walls are constructed of galvanised curved corrugated steel sheets, lapped, double bolted and sealed with mastic at base. Incorporating an access door, the structure has a conical ribbed roof with central filler hatch and internal access ladder, side handrails and handrails at high level.
Referencing details	Holding volume of bin in order to calculate Gross Volume. External works.
Cost information notes	The costs are for single bins but as most installations will have several bins often linked with gantries / walkways with caged access ladders from ground level, these items will need to be added separately. Wheat = 0.77 tonnes/m3, Barley = 0.69 tonnes/m3. Cost includes foundations and erection costs. For quantities of 5 - 10 bins allow 10% discount, these discounts also apply to catwalks and ladders.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Galvanised Steel Flat Bottomed Silo
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Silo
CG Code	43560G
Specific	Flat bottomed - maxi bin
Descriptive	Galvanised steel with ribbed roof
Tech1	Diameter 9.14m
Tech2	1200m3
Unit size	-
Unit of measurement	m3
ERC	£74
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Commonly referred to as 'maxi bins'. Walls are constructed of galvanised curved corrugated steel sheets, lapped, double bolted and sealed with mastic at base. Incorporating an access door, the structure has a conical ribbed roof with central filler hatch and internal access ladder, side handrails and handrails at high level.
Referencing details	Holding volume of bin in order to calculate Gross Volume. External works.
Cost information notes	The costs are for single bins but as most installations will have several bins often linked with gantries / walkways with caged access ladders from ground level, these items will need to be added separately. Wheat = 0.77 tonnes/m3, Barley = 0.69 tonnes/m3. Cost includes foundations and erection costs. For quantities of 5 - 10 bins allow 10% discount, these discounts also apply to catwalks and ladders.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Galvanised Steel Flat Bottomed Silo
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Silo
CG Code	43560H
Specific	Flat bottomed - maxi bin
Descriptive	Galvanised steel with ribbed roof
Tech1	Diameter 10.97m
Tech2	580m3
Unit size	-
Unit of measurement	m3
ERC	£130
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Commonly referred to as 'maxi bins'. Walls are constructed of galvanised curved corrugated steel sheets, lapped, double bolted and sealed with mastic at base. Incorporating an access door, the structure has a conical ribbed roof with central filler hatch and internal access ladder, side handrails and handrails at high level.
Referencing details	Holding volume of bin in order to calculate Gross Volume. External works.
Cost information notes	The costs are for single bins but as most installations will have several bins often linked with gantries / walkways with caged access ladders from ground level, these items will need to be added separately. Wheat = 0.77 tonnes/m3, Barley = 0.69 tonnes/m3. Cost includes foundations and erection costs. For quantities of 5 - 10 bins allow 10% discount, these discounts also apply to catwalks and ladders.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Galvanised Steel Flat Bottomed Silo
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Silo
CG Code	43560J
Specific	Flat bottomed - maxi bin
Descriptive	Galvanised steel with ribbed roof
Tech1	Diameter 10.97m
Tech2	1500m3
Unit size	-
Unit of measurement	m3
ERC	£72
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Commonly referred to as 'maxi bins'. Walls are constructed of galvanised curved corrugated steel sheets, lapped, double bolted and sealed with mastic at base. Incorporating an access door, the structure has a conical ribbed roof with central filler hatch and internal access ladder, side handrails and handrails at high level.
Referencing details	Holding volume of bin in order to calculate Gross Volume. External works.
Cost information notes	The costs are for single bins but as most installations will have several bins often linked with gantries / walkways with caged access ladders from ground level, these items will need to be added separately. Wheat = 0.77 tonnes/m3, Barley = 0.69 tonnes/m3. Cost includes foundations and erection costs. For quantities of 5 - 10 bins allow 10% discount, these discounts also apply to catwalks and ladders.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Galvanised Steel Flat Bottomed Silo
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Silo
CG Code	43560K
Specific	Flat bottomed - maxi bin
Descriptive	Galvanised steel with ribbed roof
Tech1	Diameter 10.97m
Tech2	1725m3
Unit size	-
Unit of measurement	m3
ERC	£69
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Commonly referred to as 'maxi bins'. Walls are constructed of galvanised curved corrugated steel sheets, lapped, double bolted and sealed with mastic at base. Incorporating an access door, the structure has a conical ribbed roof with central filler hatch and internal access ladder, side handrails and handrails at high level.
Referencing details	Holding volume of bin in order to calculate Gross Volume. External works.
Cost information notes	The costs are for single bins but as most installations will have several bins often linked with gantries / walkways with caged access ladders from ground level, these items will need to be added separately. Wheat = 0.77 tonnes/m3, Barley = 0.69 tonnes/m3. Cost includes foundations and erection costs. For quantities of 5 - 10 bins allow 10% discount, these discounts also apply to catwalks and ladders.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Galvanised Steel Flat Bottomed Silo
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Silo
CG Code	43560L
Specific	Flat bottomed - maxi bin
Descriptive	Galvanised steel with ribbed roof
Tech1	Diameter 14.63m
Tech2	1025m3
Unit size	-
Unit of measurement	m3
ERC	£113
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Commonly referred to as 'maxi bins'. Walls are constructed of galvanised curved corrugated steel sheets, lapped, double bolted and sealed with mastic at base. Incorporating an access door, the structure has a conical ribbed roof with central filler hatch and internal access ladder, side handrails and handrails at high level.
Referencing details	Holding volume of bin in order to calculate Gross Volume. External works.
Cost information notes	The costs are for single bins but as most installations will have several bins often linked with gantries / walkways with caged access ladders from ground level, these items will need to be added separately. Wheat = 0.77 tonnes/m3, Barley = 0.69 tonnes/m3. Cost includes foundations and erection costs. For quantities of 5 - 10 bins allow 10% discount, these discounts also apply to catwalks and ladders.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Galvanised Steel Flat Bottomed Silo
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Silo
CG Code	43560M
Specific	Flat bottomed - maxi bin
Descriptive	Galvanised steel with ribbed roof
Tech1	Diameter 14.63m
Tech2	1400m3
Unit size	-
Unit of measurement	m3
ERC	£87
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Commonly referred to as 'maxi bins'. Walls are constructed of galvanised curved corrugated steel sheets, lapped, double bolted and sealed with mastic at base. Incorporating an access door, the structure has a conical ribbed roof with central filler hatch and internal access ladder, side handrails and handrails at high level.
Referencing details	Holding volume of bin in order to calculate Gross Volume. External works.
Cost information notes	The costs are for single bins but as most installations will have several bins often linked with gantries / walkways with caged access ladders from ground level, these items will need to be added separately. Wheat = 0.77 tonnes/m3, Barley = 0.69 tonnes/m3. Cost includes foundations and erection costs. For quantities of 5 - 10 bins allow 10% discount, these discounts also apply to catwalks and ladders.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Galvanised Steel Flat Bottomed Silo
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Silo
CG Code	43560N
Specific	Flat bottomed - maxi bin
Descriptive	Galvanised steel with ribbed roof
Tech1	Diameter 14.63m
Tech2	2940m3
Unit size	-
Unit of measurement	m3
ERC	£56
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Commonly referred to as 'maxi bins'. Walls are constructed of galvanised curved corrugated steel sheets, lapped, double bolted and sealed with mastic at base. Incorporating an access door, the structure has a conical ribbed roof with central filler hatch and internal access ladder, side handrails and handrails at high level.
Referencing details	Holding volume of bin in order to calculate Gross Volume. External works.
Cost information notes	The costs are for single bins but as most installations will have several bins often linked with gantries / walkways with caged access ladders from ground level, these items will need to be added separately. Wheat = 0.77 tonnes/m3, Barley = 0.69 tonnes/m3. Cost includes foundations and erection costs. For quantities of 5 - 10 bins allow 10% discount, these discounts also apply to catwalks and ladders.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Galvanised Steel Flat Bottomed Silo
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Silo
CG Code	43560P
Specific	Flat bottomed - maxi bin
Descriptive	Galvanised steel with ribbed roof
Tech1	Diameter 16.46m
Tech2	2750m3
Unit size	-
Unit of measurement	m3
ERC	£64
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Commonly referred to as 'maxi bins'. Walls are constructed of galvanised curved corrugated steel sheets, lapped, double bolted and sealed with mastic at base. Incorporating an access door, the structure has a conical ribbed roof with central filler hatch and internal access ladder, side handrails and handrails at high level.
Referencing details	Holding volume of bin in order to calculate Gross Volume. External works.
Cost information notes	The costs are for single bins but as most installations will have several bins often linked with gantries / walkways with caged access ladders from ground level, these items will need to be added separately. Wheat = 0.77 tonnes/m3, Barley = 0.69 tonnes/m3. Cost includes foundations and erection costs. For quantities of 5 - 10 bins allow 10% discount, these discounts also apply to catwalks and ladders.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Galvanised Steel Flat Bottomed Silo
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Silo
CG Code	43560Q
Specific	Flat bottomed - maxi bin
Descriptive	Galvanised steel with ribbed roof
Tech1	Diameter 16.46m
Tech2	2500m3
Unit size	-
Unit of measurement	m3
ERC	£56
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Commonly referred to as 'maxi bins'. Walls are constructed of galvanised curved corrugated steel sheets, lapped, double bolted and sealed with mastic at base. Incorporating an access door, the structure has a conical ribbed roof with central filler hatch and internal access ladder, side handrails and handrails at high level.
Referencing details	Holding volume of bin in order to calculate Gross Volume. External works.
Cost information notes	The costs are for single bins but as most installations will have several bins often linked with gantries / walkways with caged access ladders from ground level, these items will need to be added separately. Wheat = 0.77 tonnes/m3, Barley = 0.69 tonnes/m3. Cost includes foundations and erection costs. For quantities of 5 - 10 bins allow 10% discount, these discounts also apply to catwalks and ladders.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Galvanised Steel Flat Bottomed Silo
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Silo
CG Code	43560R
Specific	Flat bottomed - maxi bin
Descriptive	Galvanised steel with ribbed roof
Tech1	Diameter 18.28m
Tech2	2200m3
Unit size	-
Unit of measurement	m3
ERC	£77
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Commonly referred to as 'maxi bins'. Walls are constructed of galvanised curved corrugated steel sheets, lapped, double bolted and sealed with mastic at base. Incorporating an access door, the structure has a conical ribbed roof with central filler hatch and internal access ladder, side handrails and handrails at high level.
Referencing details	Holding volume of bin in order to calculate Gross Volume. External works.
Cost information notes	The costs are for single bins but as most installations will have several bins often linked with gantries / walkways with caged access ladders from ground level, these items will need to be added separately. Wheat = 0.77 tonnes/m3, Barley = 0.69 tonnes/m3. Cost includes foundations and erection costs. For quantities of 5 - 10 bins allow 10% discount, these discounts also apply to catwalks and ladders.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Galvanised Steel Flat Bottomed Silo
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Silo
CG Code	43560S
Specific	Flat bottomed - maxi bin
Descriptive	Galvanised steel with ribbed roof
Tech1	Diameter 18.28m
Tech2	4000m3
Unit size	-
Unit of measurement	m3
ERC	£56
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Commonly referred to as 'maxi bins'. Walls are constructed of galvanised curved corrugated steel sheets, lapped, double bolted and sealed with mastic at base. Incorporating an access door, the structure has a conical ribbed roof with central filler hatch and internal access ladder, side handrails and handrails at high level.
Referencing details	Holding volume of bin in order to calculate Gross Volume. External works.
Cost information notes	The costs are for single bins but as most installations will have several bins often linked with gantries / walkways with caged access ladders from ground level, these items will need to be added separately. Wheat = 0.77 tonnes/m3, Barley = 0.69 tonnes/m3. Cost includes foundations and erection costs. For quantities of 5 - 10 bins allow 10% discount, these discounts also apply to catwalks and ladders.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Galvanised Steel Flat Bottomed Silo
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Silo
CG Code	43560V
Specific	Flat bottomed - maxi bin
Descriptive	Galvanised steel with ribbed roof
Tech1	Diameter 18.28m
Tech2	5600m3
Unit size	-
Unit of measurement	m3
ERC	£53
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Commonly referred to as 'maxi bins'. Walls are constructed of galvanised curved corrugated steel sheets, lapped, double bolted and sealed with mastic at base. Incorporating an access door, the structure has a conical ribbed roof with central filler hatch and internal access ladder, side handrails and handrails at high level.
Referencing details	Holding volume of bin in order to calculate Gross Volume. External works.
Cost information notes	The costs are for single bins but as most installations will have several bins often linked with gantries / walkways with caged access ladders from ground level, these items will need to be added separately. Wheat = 0.77 tonnes/m3, Barley = 0.69 tonnes/m3. Cost includes foundations and erection costs. For quantities of 5 - 10 bins allow 10% discount, these discounts also apply to catwalks and ladders.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Galvanised Steel Flat Bottomed Silo
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Silo
CG Code	43580M
Specific	Hopper bottomed
Descriptive	Galvanised steel with ribbed roof
Tech1	Diameter 7.31m
Tech2	169m3
Unit size	-
Unit of measurement	m3
ERC	£286
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Walls constructed of galvanised curved corrugated steel sheets, lapped, double and bolted - incorporating access door, conical ribbed roof with central filler hatch and internal access ladder, side handrails and handrails ar high level. Hopper cone may be 40, 45 or 60 degrees. The hopper is raised above a concrete slab with steel coloumns attatched to a curved ring beam. The columns are usually diagonally braced.
Referencing details	Holding volume of bin in order to calculate Gross Volume. External works.
Cost information notes	Rates include for concrete base slab, steelwork supports, roof and cone outlet. The costs are for single bins but as most installations will have several bins often linked with gantries / walkways with caged access ladders from ground level, these items will need to be added separately. On very high bins outside sheeting may be taken to ground level. Wheat = 0.77 tonnes/m3, Barley = 0.69 tonnes/m3. Cost includes foundations and erection costs. For quantities of 5 - 10 bins allow 10% discount. For quantities of 10 or more bins allow 15% discount. These discounts also apply to catwalks and ladders used in conjunctions with silos.
rateable element	Silo rateable under Class 4 Table 4, - not rateable if Class 4 (d) limitation applies i.e. does not exceed 400m3 and is readily capable of being moved.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Containers - Silos, Galvanised Steel - Hopper Bottomed

Photo notes

-

Photo1

Photo2

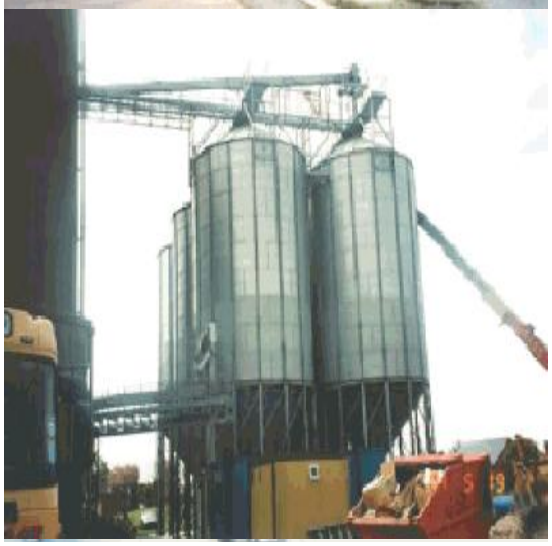

Photo3

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Generic Category	Silo
CG Code	43580N
Specific	Hopper bottomed
Descriptive	Galvanised steel with ribbed roof
Tech1	Diameter 7.31m
Tech2	234m3
Unit size	-
Unit of measurement	m3
ERC	£214
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Walls constructed of galvanised curved corrugated steel sheets, lapped, double and bolted - incorporating access door, conical ribbed roof with central filler hatch and internal access ladder, side handrails and handrails ar high level. Hopper cone may be 40, 45 or 60 degrees. The hopper is raised above a concrete slab with steel coloumns attatched to a curved ring beam. The columns are usually diagonally braced.
Referencing details	Holding volume of bin in order to calculate Gross Volume. External works.
Cost information notes	Rates include for concrete base slab, steelwork supports, roof and cone outlet. The costs are for single bins but as most installations will have several bins often linked with gantries / walkways with caged access ladders from ground level, these items will need to be added separately. On very high bins outside sheeting may be taken to ground level. Wheat = 0.77 tonnes/m3, Barley = 0.69 tonnes/m3. Cost includes foundations and erection costs. For quantities of 5 - 10 bins allow 10% discount. For quantities of 10 or more bins allow 15% discount. These discounts also apply to catwalks and ladders used in conjunctions with silos.
rateable element	Silo rateable under Class 4 Table 4, - not rateable if Class 4 (d) limitation applies i.e. does not exceed 400m3 and is readily capable of being moved.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Containers - Silos, Galvanised Steel - Hopper Bottomed

Photo notes

-

Photo1

Photo2

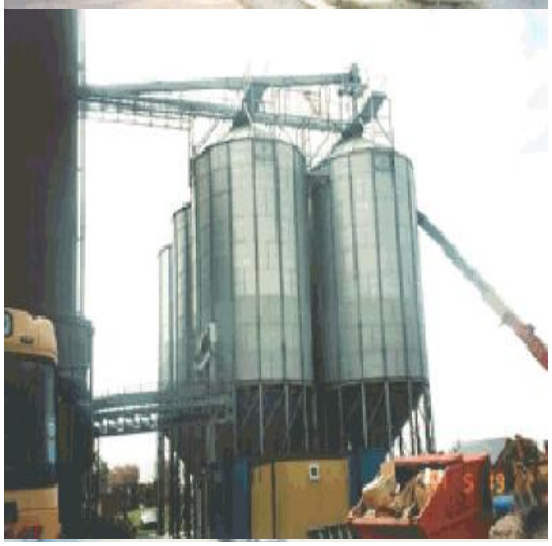

Photo3

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Generic Category	Silo
CG Code	43580P
Specific	Hopper bottomed
Descriptive	Galvanised steel with ribbed roof
Tech1	Diameter 7.31m
Tech2	362m3
Unit size	-
Unit of measurement	m3
ERC	£172
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Walls constructed of galvanised curved corrugated steel sheets, lapped, double and bolted - incorporating access door, conical ribbed roof with central filler hatch and internal access ladder, side handrails and handrails ar high level. Hopper cone may be 40, 45 or 60 degrees. The hopper is raised above a concrete slab with steel coloumns attatched to a curved ring beam. The columns are usually diagonally braced.
Referencing details	Holding volume of bin in order to calculate Gross Volume. External works.
Cost information notes	Rates include for concrete base slab, steelwork supports, roof and cone outlet. The costs are for single bins but as most installations will have several bins often linked with gantries / walkways with caged access ladders from ground level, these items will need to be added separately. On very high bins outside sheeting may be taken to ground level. Wheat = 0.77 tonnes/m3, Barley = 0.69 tonnes/m3. Cost includes foundations and erection costs. For quantities of 5 - 10 bins allow 10% discount. For quantities of 10 or more bins allow 15% discount. These discounts also apply to catwalks and ladders used in conjunctions with silos.
rateable element	Silo rateable under Class 4 Table 4, - not rateable if Class 4 (d) limitation applies i.e. does not exceed 400m3 and is readily capable of being moved.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Containers - Silos, Galvanised Steel - Hopper Bottomed

Photo notes

-

Photo1

Photo2

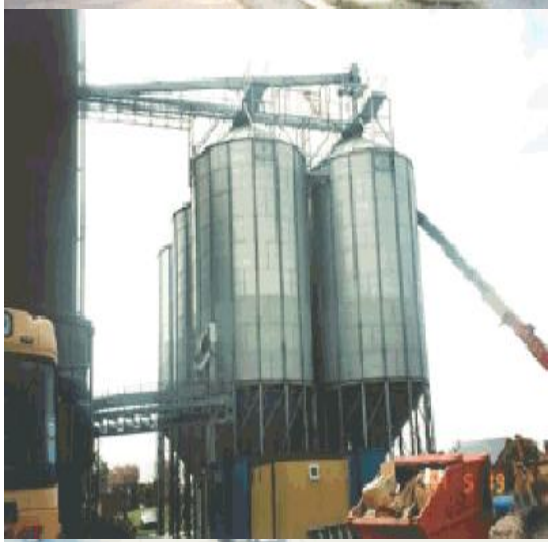

Photo3

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Generic Category	Silo
CG Code	43580R
Specific	Hopper bottomed
Descriptive	Galvanised steel with ribbed roof
Tech1	Diameter 7.31m
Tech2	588m3
Unit size	-
Unit of measurement	m3
ERC	£145
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Walls constructed of galvanised curved corrugated steel sheets, lapped, double and bolted - incorporating access door, conical ribbed roof with central filler hatch and internal access ladder, side handrails and handrails ar high level. Hopper cone may be 40, 45 or 60 degrees. The hopper is raised above a concrete slab with steel coloumns attatched to a curved ring beam. The columns are usually diagonally braced.
Referencing details	Holding volume of bin in order to calculate Gross Volume. External works.
Cost information notes	Rates include for concrete base slab, steelwork supports, roof and cone outlet. The costs are for single bins but as most installations will have several bins often linked with gantries / walkways with caged access ladders from ground level, these items will need to be added separately. On very high bins outside sheeting may be taken to ground level. Wheat = 0.77 tonnes/m3, Barley = 0.69 tonnes/m3. Cost includes foundations and erection costs. For quantities of 5 - 10 bins allow 10% discount. For quantities of 10 or more bins allow 15% discount. These discounts also apply to catwalks and ladders used in conjunctions with silos.
rateable element	Silo rateable under Class 4 Table 4, - not rateable if Class 4 (d) limitation applies i.e. does not exceed 400m3 and is readily capable of being moved.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Containers - Silos, Galvanised Steel - Hopper Bottomed

Photo notes

-

Photo1

Photo2

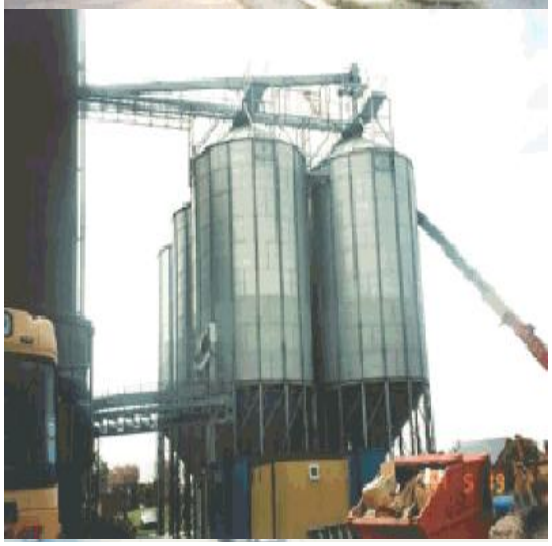

Photo3

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Generic Category	Silo
CG Code	43580S
Specific	Hopper bottomed
Descriptive	Galvanised steel with ribbed roof
Tech1	Diameter 7.31m
Tech2	686m3
Unit size	-
Unit of measurement	m3
ERC	£132
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Walls constructed of galvanised curved corrugated steel sheets, lapped, double and bolted - incorporating access door, conical ribbed roof with central filler hatch and internal access ladder, side handrails and handrails ar high level. Hopper cone may be 40, 45 or 60 degrees. The hopper is raised above a concrete slab with steel coloumns attatched to a curved ring beam. The columns are usually diagonally braced.
Referencing details	Holding volume of bin in order to calculate Gross Volume. External works.
Cost information notes	Rates include for concrete base slab, steelwork supports, roof and cone outlet. The costs are for single bins but as most installations will have several bins often linked with gantries / walkways with caged access ladders from ground level, these items will need to be added separately. On very high bins outside sheeting may be taken to ground level. Wheat = 0.77 tonnes/m3, Barley = 0.69 tonnes/m3. Cost includes foundations and erection costs. For quantities of 5 - 10 bins allow 10% discount. For quantities of 10 or more bins allow 15% discount. These discounts also apply to catwalks and ladders used in conjunctions with silos.
rateable element	Silo rateable under Class 4 Table 4, - not rateable if Class 4 (d) limitation applies i.e. does not exceed 400m3 and is readily capable of being moved.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Containers - Silos, Galvanised Steel - Hopper Bottomed

Photo notes

-

Photo1

Photo2

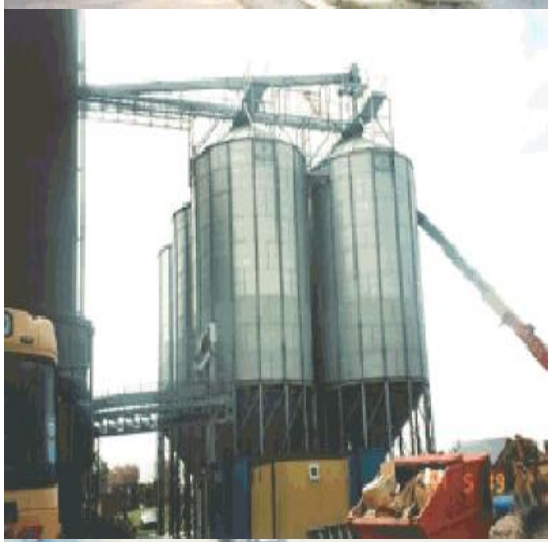

Photo3

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Generic Category	Silo
CG Code	43580T
Specific	Hopper bottomed
Descriptive	Galvanised steel with ribbed roof
Tech1	Diameter 9.14m
Tech2	645m3
Unit size	-
Unit of measurement	m3
ERC	£189
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Walls constructed of galvanised curved corrugated steel sheets, lapped, double and bolted - incorporating access door, conical ribbed roof with central filler hatch and internal access ladder, side handrails and handrails ar high level. Hopper cone may be 40, 45 or 60 degrees. The hopper is raised above a concrete slab with steel coloumns attatched to a curved ring beam. The columns are usually diagonally braced.
Referencing details	Holding volume of bin in order to calculate Gross Volume. External works.
Cost information notes	Rates include for concrete base slab, steelwork supports, roof and cone outlet. The costs are for single bins but as most installations will have several bins often linked with gantries / walkways with caged access ladders from ground level, these items will need to be added separately. On very high bins outside sheeting may be taken to ground level. Wheat = 0.77 tonnes/m3, Barley = 0.69 tonnes/m3. Cost includes foundations and erection costs. For quantities of 5 - 10 bins allow 10% discount. For quantities of 10 or more bins allow 15% discount. These discounts also apply to catwalks and ladders used in conjunctions with silos.
rateable element	Silo rateable under Class 4 Table 4, - not rateable if Class 4 (d) limitation applies i.e. does not exceed 400m3 and is readily capable of being moved.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

Containers - Silos, Galvanised Steel - Hopper Bottomed

Photo notes

-

Photo1

Photo2

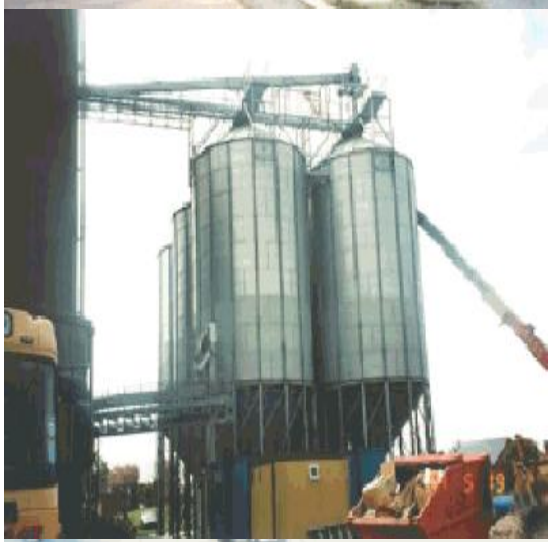

Photo3

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Generic Category	Silo
CG Code	43580V
Specific	Hopper bottomed
Descriptive	Galvanised steel with ribbed roof
Tech1	Diameter 9.14m
Tech2	898m3
Unit size	-
Unit of measurement	m3
ERC	£154
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Walls constructed of galvanised curved corrugated steel sheets, lapped, double and bolted - incorporating access door, conical ribbed roof with central filler hatch and internal access ladder, side handrails and handrails ar high level. Hopper cone may be 40, 45 or 60 degrees. The hopper is raised above a concrete slab with steel coloumns attatched to a curved ring beam. The columns are usually diagonally braced.
Referencing details	Holding volume of bin in order to calculate Gross Volume. External works.
Cost information notes	Rates include for concrete base slab, steelwork supports, roof and cone outlet. The costs are for single bins but as most installations will have several bins often linked with gantries / walkways with caged access ladders from ground level, these items will need to be added separately. On very high bins outside sheeting may be taken to ground level. Wheat = 0.77 tonnes/m3, Barley = 0.69 tonnes/m3. Cost includes foundations and erection costs. For quantities of 5 - 10 bins allow 10% discount. For quantities of 10 or more bins allow 15% discount. These discounts also apply to catwalks and ladders used in conjunctions with silos.
rateable element	Silo rateable under Class 4 Table 4, - not rateable if Class 4 (d) limitation applies i.e. does not exceed 400m3 and is readily capable of being moved.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

Containers - Silos, Galvanised Steel - Hopper Bottomed

Photo notes

-

Photo1

Photo2

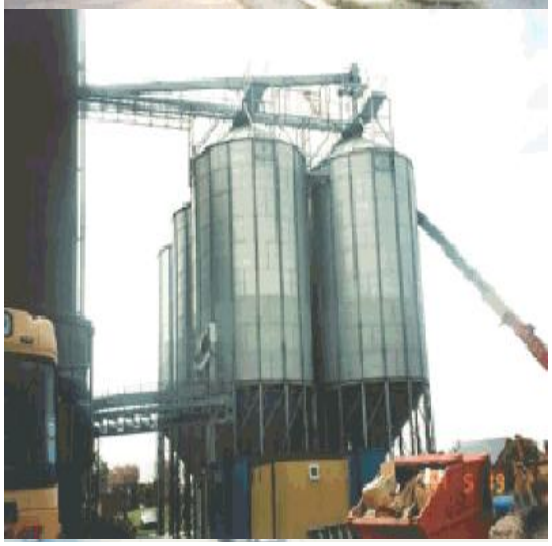

Photo3

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Generic Category	Silo
CG Code	43580W
Specific	Hopper bottomed
Descriptive	Galvanised steel with ribbed roof
Tech1	Diameter 9.14m
Tech2	1201m3
Unit size	-
Unit of measurement	m3
ERC	£130
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Walls constructed of galvanised curved corrugated steel sheets, lapped, double and bolted - incorporating access door, conical ribbed roof with central filler hatch and internal access ladder, side handrails and handrails ar high level. Hopper cone may be 40, 45 or 60 degrees. The hopper is raised above a concrete slab with steel coloumns attatched to a curved ring beam. The columns are usually diagonally braced.
Referencing details	Holding volume of bin in order to calculate Gross Volume. External works.
Cost information notes	Rates include for concrete base slab, steelwork supports, roof and cone outlet. The costs are for single bins but as most installations will have several bins often linked with gantries / walkways with caged access ladders from ground level, these items will need to be added separately. On very high bins outside sheeting may be taken to ground level. Wheat = 0.77 tonnes/m3, Barley = 0.69 tonnes/m3. Cost includes foundations and erection costs. For quantities of 5 - 10 bins allow 10% discount. For quantities of 10 or more bins allow 15% discount. These discounts also apply to catwalks and ladders used in conjunctions with silos.
rateable element	Silo rateable under Class 4 Table 4, - not rateable if Class 4 (d) limitation applies i.e. does not exceed 400m3 and is readily capable of being moved.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Containers - Silos, Galvanised Steel - Hopper Bottomed

Photo notes

-

Photo1

Photo2

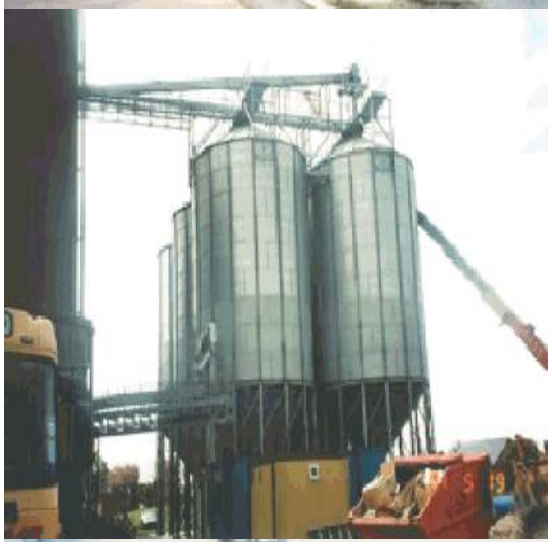

Photo3

Back

Generic Category	Silo
CG Code	43580X
Specific	Hopper bottomed
Descriptive	Galvanised steel with ribbed roof
Tech1	Diameter 10.97m
Tech2	602m3
Unit size	-
Unit of measurement	m3
ERC	£241
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Walls constructed of galvanised curved corrugated steel sheets, lapped, double and bolted - incorporating access door, conical ribbed roof with central filler hatch and internal access ladder, side handrails and handrails ar high level. Hopper cone may be 40, 45 or 60 degrees. The hopper is raised above a concrete slab with steel coloumns attatched to a curved ring beam. The columns are usually diagonally braced.
Referencing details	Holding volume of bin in order to calculate Gross Volume. External works.
Cost information notes	Rates include for concrete base slab, steelwork supports, roof and cone outlet. The costs are for single bins but as most installations will have several bins often linked with gantries / walkways with caged access ladders from ground level, these items will need to be added separately. On very high bins outside sheeting may be taken to ground level. Wheat = 0.77 tonnes/m3, Barley = 0.69 tonnes/m3. Cost includes foundations and erection costs. For quantities of 5 - 10 bins allow 10% discount. For quantities of 10 or more bins allow 15% discount. These discounts also apply to catwalks and ladders used in conjunctions with silos.
rateable element	Silo rateable under Class 4 Table 4, - not rateable if Class 4 (d) limitation applies i.e. does not exceed 400m3 and is readily capable of being moved.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Containers - Silos, Galvanised Steel - Hopper Bottomed

Photo notes

-

Photo1

Photo2

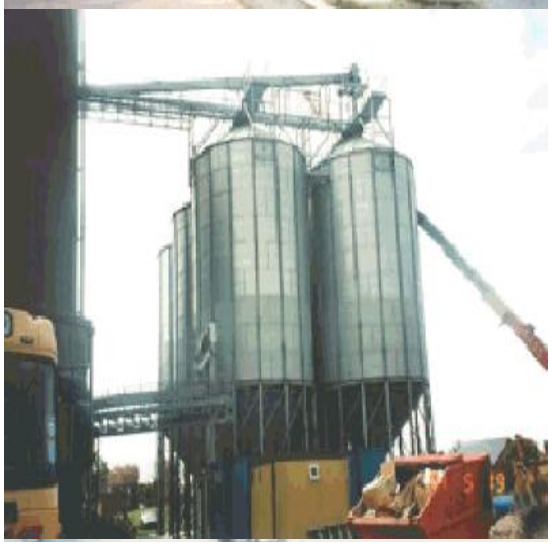

Photo3

Back

Generic Category	Silo
CG Code	43580Y
Specific	Hopper bottomed
Descriptive	Galvanised steel with ribbed roof
Tech1	Diameter 10.97m
Tech2	1500m3
Unit size	-
Unit of measurement	m3
ERC	£125
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Walls constructed of galvanised curved corrugated steel sheets, lapped, double and bolted - incorporating access door, conical ribbed roof with central filler hatch and internal access ladder, side handrails and handrails ar high level. Hopper cone may be 40, 45 or 60 degrees. The hopper is raised above a concrete slab with steel coloumns attatched to a curved ring beam. The columns are usually diagonally braced.
Referencing details	Holding volume of bin in order to calculate Gross Volume. External works.
Cost information notes	Rates include for concrete base slab, steelwork supports, roof and cone outlet. The costs are for single bins but as most installations will have several bins often linked with gantries / walkways with caged access ladders from ground level, these items will need to be added separately. On very high bins outside sheeting may be taken to ground level. Wheat = 0.77 tonnes/m3, Barley = 0.69 tonnes/m3. Cost includes foundations and erection costs. For quantities of 5 - 10 bins allow 10% discount. For quantities of 10 or more bins allow 15% discount. These discounts also apply to catwalks and ladders used in conjunctions with silos.
rateable element	Silo rateable under Class 4 Table 4, - not rateable if Class 4 (d) limitation applies i.e. does not exceed 400m3 and is readily capable of being moved.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

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Photo description

Containers - Silos, Galvanised Steel - Hopper Bottomed

Photo notes

-

Photo1

Photo2

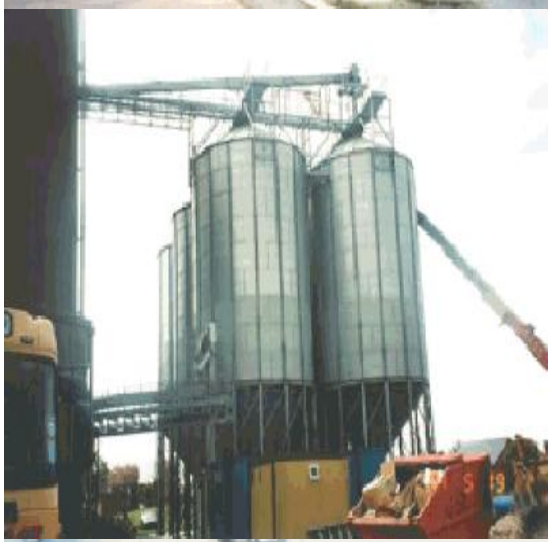

Photo3

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Generic Category	Silo
CG Code	43580Z
Specific	Hopper bottomed
Descriptive	Galvanised steel with ribbed roof
Tech1	Diameter 10.97m
Tech2	1725m3
Unit size	-
Unit of measurement	m3
ERC	£116
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Walls constructed of galvanised curved corrugated steel sheets, lapped, double and bolted - incorporating access door, conical ribbed roof with central filler hatch and internal access ladder, side handrails and handrails ar high level. Hopper cone may be 40, 45 or 60 degrees. The hopper is raised above a concrete slab with steel coloumns attatched to a curved ring beam. The columns are usually diagonally braced.
Referencing details	Holding volume of bin in order to calculate Gross Volume. External works.
Cost information notes	Rates include for concrete base slab, steelwork supports, roof and cone outlet. The costs are for single bins but as most installations will have several bins often linked with gantries / walkways with caged access ladders from ground level, these items will need to be added separately. On very high bins outside sheeting may be taken to ground level. Wheat = 0.77 tonnes/m3, Barley = 0.69 tonnes/m3. Cost includes foundations and erection costs. For quantities of 5 - 10 bins allow 10% discount. For quantities of 10 or more bins allow 15% discount. These discounts also apply to catwalks and ladders used in conjunctions with silos.
rateable element	Silo rateable under Class 4 Table 4, - not rateable if Class 4 (d) limitation applies i.e. does not exceed 400m3 and is readily capable of being moved.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

-

Photo description

Containers - Silos, Galvanised Steel - Hopper Bottomed

Photo notes

-

Photo1

Photo2

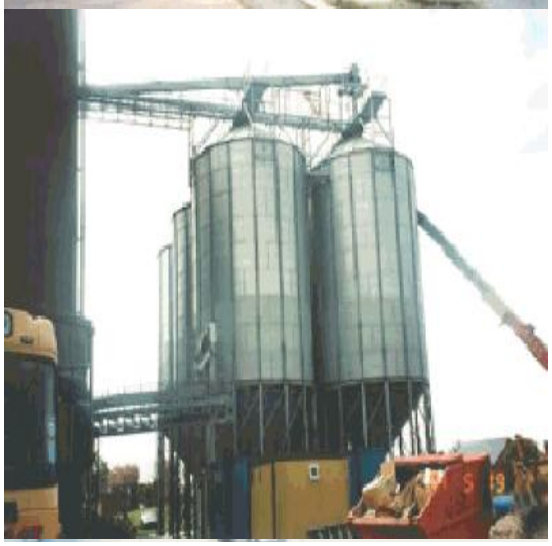

Photo3

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Generic Category	Silo
CG Code	43520A
Specific	Hopper Bottomed less than 6m diameter
Descriptive	Steel plate
Tech1	2mm
Tech2	50m3
Unit size	-
Unit of measurement	m3
ERC	£287
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.
Referencing details	Diameter, Gross Internal Volume and Age. Also details of foundations and piling where applicable.
Cost information notes	Based on the volume of the hopper. Costs are for a single hopper. Costs include supporting steelwork but exclude foundations. For a heavy duty roof add 30%. For galvanised steel add 10% to cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Add for gantries, walkways and conveyors
Photo description	Typical steel hopper bottomed silo for cement, fuel ash or similar materials
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Silo
CG Code	43520D
Specific	Hopper Bottomed less than 6m diameter
Descriptive	Steel plate
Tech1	2mm
Tech2	100m3
Unit size	-
Unit of measurement	m3
ERC	£238
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.
Referencing details	Diameter, Gross Internal Volume and Age. Also details of foundations and piling where applicable.
Cost information notes	Based on the volume of the hopper. Costs are for a single hopper. Costs include supporting steelwork but exclude foundations. For a heavy duty roof add 30%. For galvanised steel add 10% to cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Add for gantries, walkways and conveyors
Photo description	Typical steel hopper bottomed silo for cement, fuel ash or similar materials
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Silo
CG Code	43520G
Specific	Hopper Bottomed less than 6m diameter
Descriptive	Steel plate
Tech1	2mm
Tech2	150m3
Unit size	-
Unit of measurement	m3
ERC	£209
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.
Referencing details	Diameter, Gross Internal Volume and Age. Also details of foundations and piling where applicable.
Cost information notes	Based on the volume of the hopper. Costs are for a single hopper. Costs include supporting steelwork but exclude foundations. For a heavy duty roof add 30%. For galvanised steel add 10% to cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Add for gantries, walkways and conveyors
Photo description	Typical steel hopper bottomed silo for cement, fuel ash or similar materials
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Silo
CG Code	43520L
Specific	Hopper Bottomed less than 6m diameter
Descriptive	Steel plate
Tech1	2mm
Tech2	200m3
Unit size	-
Unit of measurement	m3
ERC	£200
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.
Referencing details	Diameter, Gross Internal Volume and Age. Also details of foundations and piling where applicable.
Cost information notes	Based on the volume of the hopper. Costs are for a single hopper. Costs include supporting steelwork but exclude foundations. For a heavy duty roof add 30%. For galvanised steel add 10% to cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Add for gantries, walkways and conveyors
Photo description	Typical steel hopper bottomed silo for cement, fuel ash or similar materials
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Silo
CG Code	43520P
Specific	Hopper Bottomed less than 6m diameter
Descriptive	Steel plate
Tech1	2mm
Tech2	250m3
Unit size	-
Unit of measurement	m3
ERC	£182
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.
Referencing details	Diameter, Gross Internal Volume and Age. Also details of foundations and piling where applicable.
Cost information notes	Based on the volume of the hopper. Costs are for a single hopper. Costs include supporting steelwork but exclude foundations. For a heavy duty roof add 30%. For galvanised steel add 10% to cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Add for gantries, walkways and conveyors
Photo description	Typical steel hopper bottomed silo for cement, fuel ash or similar materials
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Silo
CG Code	43521A
Specific	Hopper Bottomed less than 6m diameter
Descriptive	Steel plate
Tech1	4mm
Tech2	50m3
Unit size	-
Unit of measurement	m3
ERC	£357
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.
Referencing details	Diameter, Gross Internal Volume and Age. Also details of foundations and piling where applicable.
Cost information notes	Based on the volume of the hopper. Costs are for a single hopper. Costs include supporting steelwork but exclude foundations. For a heavy duty roof add 30%. For galvanised steel add 10% to cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Add for gantries, walkways and conveyors
Photo description	Typical steel hopper bottomed silo for cement, fuel ash or similar materials
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Silo
CG Code	43521D
Specific	Hopper Bottomed less than 6m diameter
Descriptive	Steel plate
Tech1	4mm
Tech2	100m3
Unit size	-
Unit of measurement	m3
ERC	£299
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.
Referencing details	Diameter, Gross Internal Volume and Age. Also details of foundations and piling where applicable.
Cost information notes	Based on the volume of the hopper. Costs are for a single hopper. Costs include supporting steelwork but exclude foundations. For a heavy duty roof add 30%. For galvanised steel add 10% to cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Add for gantries, walkways and conveyors
Photo description	Typical steel hopper bottomed silo for cement, fuel ash or similar materials
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Silo
CG Code	43521G
Specific	Hopper Bottomed less than 6m diameter
Descriptive	Steel plate
Tech1	4mm
Tech2	150m3
Unit size	-
Unit of measurement	m3
ERC	£267
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.
Referencing details	Diameter, Gross Internal Volume and Age. Also details of foundations and piling where applicable.
Cost information notes	Based on the volume of the hopper. Costs are for a single hopper. Costs include supporting steelwork but exclude foundations. For a heavy duty roof add 30%. For galvanised steel add 10% to cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Add for gantries, walkways and conveyors
Photo description	Typical steel hopper bottomed silo for cement, fuel ash or similar materials
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Silo
CG Code	43521L
Specific	Hopper Bottomed less than 6m diameter
Descriptive	Steel plate
Tech1	4mm
Tech2	200m3
Unit size	-
Unit of measurement	m3
ERC	£249
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.
Referencing details	Diameter, Gross Internal Volume and Age. Also details of foundations and piling where applicable.
Cost information notes	Based on the volume of the hopper. Costs are for a single hopper. Costs include supporting steelwork but exclude foundations. For a heavy duty roof add 30%. For galvanised steel add 10% to cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Add for gantries, walkways and conveyors
Photo description	Typical steel hopper bottomed silo for cement, fuel ash or similar materials
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Silo
CG Code	43521P
Specific	Hopper Bottomed less than 6m diameter
Descriptive	Steel plate
Tech1	4mm
Tech2	250m3
Unit size	-
Unit of measurement	m3
ERC	£229
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.
Referencing details	Diameter, Gross Internal Volume and Age. Also details of foundations and piling where applicable.
Cost information notes	Based on the volume of the hopper. Costs are for a single hopper. Costs include supporting steelwork but exclude foundations. For a heavy duty roof add 30%. For galvanised steel add 10% to cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Add for gantries, walkways and conveyors
Photo description	Typical steel hopper bottomed silo for cement, fuel ash or similar materials
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Silo
CG Code	43522A
Specific	Hopper Bottomed less than 6m diameter
Descriptive	Steel plate
Tech1	6mm
Tech2	50m3
Unit size	-
Unit of measurement	m3
ERC	£458
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.
Referencing details	Diameter, Gross Internal Volume and Age. Also details of foundations and piling where applicable.
Cost information notes	Based on the volume of the hopper. Costs are for a single hopper. Costs include supporting steelwork but exclude foundations. For a heavy duty roof add 30%. For galvanised steel add 10% to cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Add for gantries, walkways and conveyors
Photo description	Typical steel hopper bottomed silo for cement, fuel ash or similar materials
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Silo
CG Code	43522D
Specific	Hopper Bottomed less than 6m diameter
Descriptive	Steel plate
Tech1	6mm
Tech2	100m3
Unit size	-
Unit of measurement	m3
ERC	£378
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.
Referencing details	Diameter, Gross Internal Volume and Age. Also details of foundations and piling where applicable.
Cost information notes	Based on the volume of the hopper. Costs are for a single hopper. Costs include supporting steelwork but exclude foundations. For a heavy duty roof add 30%. For galvanised steel add 10% to cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Add for gantries, walkways and conveyors
Photo description	Typical steel hopper bottomed silo for cement, fuel ash or similar materials
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Silo
CG Code	43522G
Specific	Hopper Bottomed less than 6m diameter
Descriptive	Steel plate
Tech1	6mm
Tech2	150m3
Unit size	-
Unit of measurement	m3
ERC	£339
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.
Referencing details	Diameter, Gross Internal Volume and Age. Also details of foundations and piling where applicable.
Cost information notes	Based on the volume of the hopper. Costs are for a single hopper. Costs include supporting steelwork but exclude foundations. For a heavy duty roof add 30%. For galvanised steel add 10% to cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Add for gantries, walkways and conveyors
Photo description	Typical steel hopper bottomed silo for cement, fuel ash or similar materials
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Silo
CG Code	43522L
Specific	Hopper Bottomed less than 6m diameter
Descriptive	Steel plate
Tech1	6mm
Tech2	200m3
Unit size	-
Unit of measurement	m3
ERC	£318
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.
Referencing details	Diameter, Gross Internal Volume and Age. Also details of foundations and piling where applicable.
Cost information notes	Based on the volume of the hopper. Costs are for a single hopper. Costs include supporting steelwork but exclude foundations. For a heavy duty roof add 30%. For galvanised steel add 10% to cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Add for gantries, walkways and conveyors
Photo description	Typical steel hopper bottomed silo for cement, fuel ash or similar materials
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Silo
CG Code	43522P
Specific	Hopper Bottomed less than 6m diameter
Descriptive	Steel plate
Tech1	6mm
Tech2	250m3
Unit size	-
Unit of measurement	m3
ERC	£299
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.
Referencing details	Diameter, Gross Internal Volume and Age. Also details of foundations and piling where applicable.
Cost information notes	Based on the volume of the hopper. Costs are for a single hopper. Costs include supporting steelwork but exclude foundations. For a heavy duty roof add 30%. For galvanised steel add 10% to cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Add for gantries, walkways and conveyors
Photo description	Typical steel hopper bottomed silo for cement, fuel ash or similar materials
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Silo
CG Code	43523A
Specific	Hopper Bottomed more than 6m diameter
Descriptive	Steel plate
Tech1	2mm
Tech2	200m3
Unit size	-
Unit of measurement	m3
ERC	£259
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.
Referencing details	Diameter, Gross Internal Volume and Age. Also details of foundations and piling where applicable.
Cost information notes	Based on the volume of the hopper. Costs are for a single hopper. Costs include supporting steelwork but exclude foundations. For a heavy duty roof add 30%. For galvanised steel add 10% to cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Add for gantries, walkways and conveyors
Photo description	Typical steel hopper bottomed silo for cement, fuel ash or similar materials
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Silo
CG Code	43523D
Specific	Hopper Bottomed more than 6m diameter
Descriptive	Steel plate
Tech1	2mm
Tech2	250m3
Unit size	-
Unit of measurement	m3
ERC	£259
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.
Referencing details	Diameter, Gross Internal Volume and Age. Also details of foundations and piling where applicable.
Cost information notes	Based on the volume of the hopper. Costs are for a single hopper. Costs include supporting steelwork but exclude foundations. For a heavy duty roof add 30%. For galvanised steel add 10% to cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Add for gantries, walkways and conveyors
Photo description	Typical steel hopper bottomed silo for cement, fuel ash or similar materials
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Silo
CG Code	43523G
Specific	Hopper Bottomed more than 6m diameter
Descriptive	Steel plate
Tech1	2mm
Tech2	300m3
Unit size	-
Unit of measurement	m3
ERC	£238
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.
Referencing details	Diameter, Gross Internal Volume and Age. Also details of foundations and piling where applicable.
Cost information notes	Based on the volume of the hopper. Costs are for a single hopper. Costs include supporting steelwork but exclude foundations. For a heavy duty roof add 30%. For galvanised steel add 10% to cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Add for gantries, walkways and conveyors
Photo description	Typical steel hopper bottomed silo for cement, fuel ash or similar materials
Photo notes	-

Photo1

Photo2

Photo3

[Back]

Generic Category	Silo
CG Code	43524A
Specific	Hopper Bottomed more than 6m diameter
Descriptive	Steel plate
Tech1	4mm
Tech2	200m3
Unit size	-
Unit of measurement	m3
ERC	£328
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.
Referencing details	Diameter, Gross Internal Volume and Age. Also details of foundations and piling where applicable.
Cost information notes	Based on the volume of the hopper. Costs are for a single hopper. Costs include supporting steelwork but exclude foundations. For a heavy duty roof add 30%. For galvanised steel add 10% to cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Add for gantries, walkways and conveyors
Photo description	Typical steel hopper bottomed silo for cement, fuel ash or similar materials
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Silo
CG Code	43524C
Specific	Hopper Bottomed more than 6m diameter
Descriptive	Steel plate
Tech1	4mm
Tech2	250m3
Unit size	-
Unit of measurement	m3
ERC	£318
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.
Referencing details	Diameter, Gross Internal Volume and Age. Also details of foundations and piling where applicable.
Cost information notes	Based on the volume of the hopper. Costs are for a single hopper. Costs include supporting steelwork but exclude foundations. For a heavy duty roof add 30%. For galvanised steel add 10% to cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Add for gantries, walkways and conveyors
Photo description	Typical steel hopper bottomed silo for cement, fuel ash or similar materials
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Silo
CG Code	43524E
Specific	Hopper Bottomed more than 6m diameter
Descriptive	Steel plate
Tech1	4mm
Tech2	300m3
Unit size	-
Unit of measurement	m3
ERC	£307
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.
Referencing details	Diameter, Gross Internal Volume and Age. Also details of foundations and piling where applicable.
Cost information notes	Based on the volume of the hopper. Costs are for a single hopper. Costs include supporting steelwork but exclude foundations. For a heavy duty roof add 30%. For galvanised steel add 10% to cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Add for gantries, walkways and conveyors
Photo description	Typical steel hopper bottomed silo for cement, fuel ash or similar materials
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Silo
CG Code	43524H
Specific	Hopper Bottomed more than 6m diameter
Descriptive	Steel plate
Tech1	4mm
Tech2	400m3
Unit size	-
Unit of measurement	m3
ERC	£287
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.
Referencing details	Diameter, Gross Internal Volume and Age. Also details of foundations and piling where applicable.
Cost information notes	Based on the volume of the hopper. Costs are for a single hopper. Costs include supporting steelwork but exclude foundations. For a heavy duty roof add 30%. For galvanised steel add 10% to cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Add for gantries, walkways and conveyors
Photo description	Typical steel hopper bottomed silo for cement, fuel ash or similar materials
Photo notes	-

Photo1

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Generic Category	Silo
CG Code	43524L
Specific	Hopper Bottomed more than 6m diameter
Descriptive	Steel plate
Tech1	4mm
Tech2	500m3
Unit size	-
Unit of measurement	m3
ERC	£267
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.
Referencing details	Diameter, Gross Internal Volume and Age. Also details of foundations and piling where applicable.
Cost information notes	Based on the volume of the hopper. Costs are for a single hopper. Costs include supporting steelwork but exclude foundations. For a heavy duty roof add 30%. For galvanised steel add 10% to cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Add for gantries, walkways and conveyors
Photo description	Typical steel hopper bottomed silo for cement, fuel ash or similar materials
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Silo
CG Code	43524P
Specific	Hopper Bottomed more than 6m diameter
Descriptive	Steel plate
Tech1	4mm
Tech2	700m3
Unit size	-
Unit of measurement	m3
ERC	£259
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.
Referencing details	Diameter, Gross Internal Volume and Age. Also details of foundations and piling where applicable.
Cost information notes	Based on the volume of the hopper. Costs are for a single hopper. Costs include supporting steelwork but exclude foundations. For a heavy duty roof add 30%. For galvanised steel add 10% to cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Add for gantries, walkways and conveyors
Photo description	Typical steel hopper bottomed silo for cement, fuel ash or similar materials
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Silo
CG Code	43524S
Specific	Hopper Bottomed more than 6m diameter
Descriptive	Steel plate
Tech1	4mm
Tech2	>1,000m3
Unit size	-
Unit of measurement	m3
ERC	£249
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.
Referencing details	Diameter, Gross Internal Volume and Age. Also details of foundations and piling where applicable.
Cost information notes	Based on the volume of the hopper. Costs are for a single hopper. Costs include supporting steelwork but exclude foundations. For a heavy duty roof add 30%. For galvanised steel add 10% to cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Add for gantries, walkways and conveyors
Photo description	Typical steel hopper bottomed silo for cement, fuel ash or similar materials
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Silo
CG Code	43525A
Specific	Hopper Bottomed more than 6m diameter
Descriptive	Steel plate
Tech1	6mm
Tech2	200m3
Unit size	-
Unit of measurement	m3
ERC	£418
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.
Referencing details	Diameter, Gross Internal Volume and Age. Also details of foundations and piling where applicable.
Cost information notes	Based on the volume of the hopper. Costs are for a single hopper. Costs include supporting steelwork but exclude foundations. For a heavy duty roof add 30%. For galvanised steel add 10% to cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Add for gantries, walkways and conveyors
Photo description	Typical steel hopper bottomed silo for cement, fuel ash or similar materials
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Silo
CG Code	43525C
Specific	Hopper Bottomed more than 6m diameter
Descriptive	Steel plate
Tech1	6mm
Tech2	250m3
Unit size	-
Unit of measurement	m3
ERC	£408
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.
Referencing details	Diameter, Gross Internal Volume and Age. Also details of foundations and piling where applicable.
Cost information notes	Based on the volume of the hopper. Costs are for a single hopper. Costs include supporting steelwork but exclude foundations. For a heavy duty roof add 30%. For galvanised steel add 10% to cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Add for gantries, walkways and conveyors
Photo description	Typical steel hopper bottomed silo for cement, fuel ash or similar materials
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Silo
CG Code	43525E
Specific	Hopper Bottomed more than 6m diameter
Descriptive	Steel plate
Tech1	6mm
Tech2	300m3
Unit size	-
Unit of measurement	m3
ERC	£397
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.
Referencing details	Diameter, Gross Internal Volume and Age. Also details of foundations and piling where applicable.
Cost information notes	Based on the volume of the hopper. Costs are for a single hopper. Costs include supporting steelwork but exclude foundations. For a heavy duty roof add 30%. For galvanised steel add 10% to cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Add for gantries, walkways and conveyors
Photo description	Typical steel hopper bottomed silo for cement, fuel ash or similar materials
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Silo
CG Code	43525H
Specific	Hopper Bottomed more than 6m diameter
Descriptive	Steel plate
Tech1	6mm
Tech2	400m3
Unit size	-
Unit of measurement	m3
ERC	£368
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.
Referencing details	Diameter, Gross Internal Volume and Age. Also details of foundations and piling where applicable.
Cost information notes	Based on the volume of the hopper. Costs are for a single hopper. Costs include supporting steelwork but exclude foundations. For a heavy duty roof add 30%. For galvanised steel add 10% to cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Add for gantries, walkways and conveyors
Photo description	Typical steel hopper bottomed silo for cement, fuel ash or similar materials
Photo notes	-

Photo1

Photo2

Photo3

[Back]

Generic Category	Silo
CG Code	43525L
Specific	Hopper Bottomed more than 6m diameter
Descriptive	Steel plate
Tech1	6mm
Tech2	500m3
Unit size	-
Unit of measurement	m3
ERC	£339
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.
Referencing details	Diameter, Gross Internal Volume and Age. Also details of foundations and piling where applicable.
Cost information notes	Based on the volume of the hopper. Costs are for a single hopper. Costs include supporting steelwork but exclude foundations. For a heavy duty roof add 30%. For galvanised steel add 10% to cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Add for gantries, walkways and conveyors
Photo description	Typical steel hopper bottomed silo for cement, fuel ash or similar materials
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Silo
CG Code	43525P
Specific	Hopper Bottomed more than 6m diameter
Descriptive	Steel plate
Tech1	6mm
Tech2	700m3
Unit size	-
Unit of measurement	m3
ERC	£328
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.
Referencing details	Diameter, Gross Internal Volume and Age. Also details of foundations and piling where applicable.
Cost information notes	Based on the volume of the hopper. Costs are for a single hopper. Costs include supporting steelwork but exclude foundations. For a heavy duty roof add 30%. For galvanised steel add 10% to cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Add for gantries, walkways and conveyors
Photo description	Typical steel hopper bottomed silo for cement, fuel ash or similar materials
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Silo
CG Code	43525S
Specific	Hopper Bottomed more than 6m diameter
Descriptive	Steel plate
Tech1	6mm
Tech2	>1,000m3
Unit size	-
Unit of measurement	m3
ERC	£318
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.
Referencing details	Diameter, Gross Internal Volume and Age. Also details of foundations and piling where applicable.
Cost information notes	Based on the volume of the hopper. Costs are for a single hopper. Costs include supporting steelwork but exclude foundations. For a heavy duty roof add 30%. For galvanised steel add 10% to cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Add for gantries, walkways and conveyors
Photo description	Typical steel hopper bottomed silo for cement, fuel ash or similar materials
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Silo
CG Code	43526A
Specific	Hopper Bottomed more than 6m diameter
Descriptive	Steel plate
Tech1	12mm
Tech2	200m3
Unit size	-
Unit of measurement	m3
ERC	£596
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.
Referencing details	Diameter, Gross Internal Volume and Age. Also details of foundations and piling where applicable.
Cost information notes	Based on the volume of the hopper. Costs are for a single hopper. Costs include supporting steelwork but exclude foundations. For a heavy duty roof add 30%. For galvanised steel add 10% to cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Add for gantries, walkways and conveyors
Photo description	Typical steel hopper bottomed silo for cement, fuel ash or similar materials
Photo notes	-

Photo1

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Generic Category	Silo
CG Code	43526C
Specific	Hopper Bottomed more than 6m diameter
Descriptive	Steel plate
Tech1	12mm
Tech2	250m3
Unit size	-
Unit of measurement	m3
ERC	£566
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.
Referencing details	Diameter, Gross Internal Volume and Age. Also details of foundations and piling where applicable.
Cost information notes	Based on the volume of the hopper. Costs are for a single hopper. Costs include supporting steelwork but exclude foundations. For a heavy duty roof add 30%. For galvanised steel add 10% to cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Add for gantries, walkways and conveyors
Photo description	Typical steel hopper bottomed silo for cement, fuel ash or similar materials
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Silo
CG Code	43526E
Specific	Hopper Bottomed more than 6m diameter
Descriptive	Steel plate
Tech1	12mm
Tech2	300m3
Unit size	-
Unit of measurement	m3
ERC	£556
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.
Referencing details	Diameter, Gross Internal Volume and Age. Also details of foundations and piling where applicable.
Cost information notes	Based on the volume of the hopper. Costs are for a single hopper. Costs include supporting steelwork but exclude foundations. For a heavy duty roof add 30%. For galvanised steel add 10% to cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Add for gantries, walkways and conveyors
Photo description	Typical steel hopper bottomed silo for cement, fuel ash or similar materials
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Silo
CG Code	43526H
Specific	Hopper Bottomed more than 6m diameter
Descriptive	Steel plate
Tech1	12mm
Tech2	400m3
Unit size	-
Unit of measurement	m3
ERC	£516
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.
Referencing details	Diameter, Gross Internal Volume and Age. Also details of foundations and piling where applicable.
Cost information notes	Based on the volume of the hopper. Costs are for a single hopper. Costs include supporting steelwork but exclude foundations. For a heavy duty roof add 30%. For galvanised steel add 10% to cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Add for gantries, walkways and conveyors
Photo description	Typical steel hopper bottomed silo for cement, fuel ash or similar materials
Photo notes	-

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Generic Category	Silo
CG Code	43526L
Specific	Hopper Bottomed more than 6m diameter
Descriptive	Steel plate
Tech1	12mm
Tech2	500m3
Unit size	-
Unit of measurement	m3
ERC	£476
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.
Referencing details	Diameter, Gross Internal Volume and Age. Also details of foundations and piling where applicable.
Cost information notes	Based on the volume of the hopper. Costs are for a single hopper. Costs include supporting steelwork but exclude foundations. For a heavy duty roof add 30%. For galvanised steel add 10% to cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Add for gantries, walkways and conveyors
Photo description	Typical steel hopper bottomed silo for cement, fuel ash or similar materials
Photo notes	-

Photo1

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Generic Category	Silo
CG Code	43526P
Specific	Hopper Bottomed more than 6m diameter
Descriptive	Steel plate
Tech1	12mm
Tech2	700m3
Unit size	-
Unit of measurement	m3
ERC	£458
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.
Referencing details	Diameter, Gross Internal Volume and Age. Also details of foundations and piling where applicable.
Cost information notes	Based on the volume of the hopper. Costs are for a single hopper. Costs include supporting steelwork but exclude foundations. For a heavy duty roof add 30%. For galvanised steel add 10% to cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Add for gantries, walkways and conveyors
Photo description	Typical steel hopper bottomed silo for cement, fuel ash or similar materials
Photo notes	-

Photo1

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Generic Category	Silo
CG Code	43526S
Specific	Hopper Bottomed more than 6m diameter
Descriptive	Steel plate
Tech1	12mm
Tech2	>1,000m3
Unit size	-
Unit of measurement	m3
ERC	£447
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A circular hopper bottomed structure of sheet steel plate of varying thickness, including support steelwork.
Referencing details	Diameter, Gross Internal Volume and Age. Also details of foundations and piling where applicable.
Cost information notes	Based on the volume of the hopper. Costs are for a single hopper. Costs include supporting steelwork but exclude foundations. For a heavy duty roof add 30%. For galvanised steel add 10% to cost.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Add for gantries, walkways and conveyors
Photo description	Typical steel hopper bottomed silo for cement, fuel ash or similar materials
Photo notes	-

Photo1

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Generic Category	Site works
CG Code	33U005
Specific	Composite cost
Descriptive	Large industrial sites
Tech1	Surface infrastructure
Tech2	-
Unit size	-
Unit of measurement	Ha
ERC	£111,791
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Soft/hard landscaping and infrastructure to Major industrial complex occupying extensive site. Surface of Site: comprising normal factory estate type roads and parking areas; also hard standings, pathways and minor landscaping together with drainage gullies and lighting and normal chain link security fencing to site boundary. Below Ground: comprising service mains (e.g. water, gas and electricity) together with foul and surface water drains
Referencing details	Calculate the total developed site area.
Cost information notes	This does not include any structures such as gatehouses; other buildings or enclosures; footbridges or gantries.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Site works
CG Code	33U006
Specific	Composite cost
Descriptive	Large industrial sites
Tech1	Below ground services
Tech2	Excludes specialist service trenches eg firewater ring mains
Unit size	-
Unit of measurement	Ha
ERC	£96,976
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Soft/hard landscaping and infrastructure to Major industrial complex occupying extensive site. Surface of Site: comprising normal factory estate type roads and parking areas; also hard standings, pathways and minor landscaping together with drainage gullies and lighting and normal chain link security fencing to site boundary. Below Ground: comprising service mains (e.g. water, gas and electricity) together with foul and surface water drains
Referencing details	Calculate the total developed site area.
Cost information notes	This does not include any structures such as gatehouses; other buildings or enclosures; footbridges or gantries.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Site works
CG Code	33U007
Specific	Composite cost
Descriptive	Large industrial sites
Tech1	Total cost of roads, site works and below ground services
Tech2	Excludes specialist service trenches e.g. firewater ring mains
Unit size	-
Unit of measurement	Ha
ERC	£208,767
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Soft/hard landscaping and infrastructure to Major industrial complex occupying extensive site. Surface of Site: comprising normal factory estate type roads and parking areas; also hard standings, pathways and minor landscaping together with drainage gullies and lighting and normal chain link security fencing to site boundary. Below Ground: comprising service mains (e.g. water, gas and electricity) together with foul and surface water drains
Referencing details	Calculate the total developed site area.
Cost information notes	This does not include any structures such as gatehouses; other buildings or enclosures; footbridges or gantries.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Site works
CG Code	63M1D1
Specific	Gabions
Descriptive	PVC coated galvanised wire mesh box
Tech1	Base dimensions 1.0m x 1.0m
Tech2	Graded broken stone filling
Unit size	-
Unit of measurement	m3
ERC	£677
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	PVC coated galvanised wire mesh box, wire laced, graded broken stone filling. Dimensions of the base of these modular units are 1.0m x 1.0m. Used to build 'walls' often as retaining walls especially with Reed Beds.
Referencing details	Based on a cost / m3 of the caged units.
Cost information notes	-
rateable element	Rateable as part of the land.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Photo3

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Generic Category	Site works
CG Code	63M1D2
Specific	Gabions
Descriptive	PVC coated galvanised wire mesh box
Tech1	Base dimensions 1.0m x 0.50m
Tech2	Graded broken stone filling
Unit size	-
Unit of measurement	m3
ERC	£900
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	PVC coated galvanised wire mesh box, wire laced, graded broken stone filling. Dimensions of the base of these modular units are 1.0m x 0.50m. Used to build 'walls' often as retaining walls especially with Reed Beds.
Referencing details	Based on a cost / m3 of the caged units.
Cost information notes	-
rateable element	Rateable as part of the land.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Site works
CG Code	63M1D3
Specific	Gabions
Descriptive	PVC coated galvanised wire mesh box
Tech1	Base dimensions 1.0m x 1.50m
Tech2	Graded broken stone filling
Unit size	-
Unit of measurement	m3
ERC	£602
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	PVC coated galvanised wire mesh box, wire laced, graded broken stone filling. Dimensions of the base of these modular units are 1.0m x 1.50m. Used to build 'walls' often as retaining walls especially with Reed Beds.
Referencing details	Based on a cost / m3 of the caged units.
Cost information notes	-
rateable element	Rateable as part of the land.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

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Generic Category	Site works
CG Code	63M1D4
Specific	Gabions
Descriptive	PVC coated galvanised wire mesh box
Tech1	Base dimensions 1.0m x 2.0m
Tech2	Graded broken stone filling
Unit size	-
Unit of measurement	m3
ERC	£565
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	PVC coated galvanised wire mesh box, wire laced, graded broken stone filling. Dimensions of the base of these modular units are 1.0m x 2.0m. Used to build 'walls' often as retaining walls especially with Reed Beds.
Referencing details	Based on a cost / m3 of the caged units.
Cost information notes	-
rateable element	Rateable as part of the land.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

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Generic Category	Site works
CG Code	63M1D5
Specific	Gabions
Descriptive	PVC coated galvanised wire mesh box
Tech1	Base dimensions 1.0m x 2.50m
Tech2	Graded broken stone filling
Unit size	-
Unit of measurement	m3
ERC	£542
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	PVC coated galvanised wire mesh box, wire laced, graded broken stone filling. Dimensions of the base of these modular units are 1.0m x 2.50m. Used to build 'walls' often as retaining walls especially with Reed Beds.
Referencing details	Based on a cost / m3 of the caged units.
Cost information notes	-
rateable element	Rateable as part of the land.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

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Generic Category	Site works
CG Code	63M1D6
Specific	Gabions
Descriptive	PVC coated galvanised wire mesh box
Tech1	Base dimensions 1.0m x 3.0m
Tech2	Graded broken stone filling
Unit size	-
Unit of measurement	m3
ERC	£528
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	PVC coated galvanised wire mesh box, wire laced, graded broken stone filling. Dimensions of the base of these modular units are 1.0m x 3.0m. Used to build 'walls' often as retaining walls especially with Reed Beds.
Referencing details	Based on a cost / m3 of the caged units.
Cost information notes	-
rateable element	Rateable as part of the land.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

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Generic Category	Site works
CG Code	63M1D7
Specific	Gabions
Descriptive	PVC coated galvanised wire mesh box
Tech1	Base dimensions 1.0m x 3.50m
Tech2	Graded broken stone filling
Unit size	-
Unit of measurement	m3
ERC	£517
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	PVC coated galvanised wire mesh box, wire laced, graded broken stone filling. Dimensions of the base of these modular units are 1.0m x 3.50m. Used to build 'walls' often as retaining walls especially with Reed Beds.
Referencing details	Based on a cost / m3 of the caged units.
Cost information notes	-
rateable element	Rateable as part of the land.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Site works
CG Code	33U00B
Specific	Grassed areas
Descriptive	Parks and General Grassed Areas
Tech1	Excavate topsoil, store and respread on site; cultivate, apply weed killer, sow grass seed; harrow, roll and initial cut
Tech2	Park quality grass seed
Unit size	-
Unit of measurement	Ha
ERC	£67,796
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Site Works - Grassed Areas - Grass is available in varying grams per metre squared (g/m2) however these can broadly be described as: Fine Lawns and green - Bowling greens; fine lawns; ornamental turf; croquet lawns. Amenity grassed areas - general-purpose lawns; playing fields and sports areas. General Purpose grass - Park type grass seed. The British Standard recommendations for seed and seeding of grass areas are contained in BS 4428: 1989. The cost is based on compliance with the standard.
Referencing details	Site Area Hectare - HA
Cost information notes	Plain grassed areas - Excavate over site 250mm deep to remove topsoil, deposit in temporary spoil heaps, remove from spoil heaps and spread on site, cultivate topsoil, apply weed killer and sow grass seed at 175kg per ha, harrow, lightly roll and carry out initial cut.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Sports field. Quality Grass
Photo notes	-

Photo1

Photo2

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Generic Category	Site works
CG Code	33U00G
Specific	Grassed areas
Descriptive	Parks and General Grassed Areas
Tech1	Excavate topsoil, store and respread on site; cultivate, apply weed killer, sow grass seed; harrow, roll and initial cut
Tech2	Sports field quality grass seed
Unit size	-
Unit of measurement	Ha
ERC	£66,546
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Site Works - Grassed Areas - Grass is available in varying grams per metre squared (g/m2) however these can broadly be described as: Fine Lawns and green - Bowling greens; fine lawns; ornamental turf; croquet lawns. Amenity grassed areas - general-purpose lawns; playing fields and sports areas. General Purpose grass - Park type grass seed. The British Standard recommendations for seed and seeding of grass areas are contained in BS 4428: 1989. The cost is based on compliance with the standard.
Referencing details	Site Area Hectare - HA
Cost information notes	Plain grassed areas - Excavate over site 250mm deep to remove topsoil, deposit in temporary spoil heaps, remove from spoil heaps and spread on site, cultivate topsoil, apply weed killer and sow grass seed at 175kg per ha, harrow, lightly roll and carry out initial cut: -
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Sports field. Quality Grass
Photo notes	-

Photo1

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Generic Category	Site works
CG Code	33U00P
Specific	Grassed areas
Descriptive	Parks and General Grassed Areas
Tech1	Land drainage of grassed areas
Tech2	Feeders at 10m centres and main runs at 33m centres
Unit size	-
Unit of measurement	Ha
ERC	£25,260
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Site Works - Grassed Areas - Grass is available in varying grams per metre squared (g/m2) however these can broadly be described as: Fine Lawns and green - Bowling greens; fine lawns; ornamental turf; croquet lawns. Amenity grassed areas - general-purpose lawns; playing fields and sports areas. General Purpose grass - Park type grass seed. The British Standard recommendations for seed and seeding of grass areas are contained in BS 4428: 1989. The cost is based on compliance with the standard. Drainage of grassed areas - 10 m centres and main runs at 33 m centres. 100mm plastic pipework to average 1m deep
Referencing details	Site Area Hectare - HA
Cost information notes	Plain grassed areas - Excavate over site 250mm deep to remove topsoil, deposit in temporary spoil heaps, remove from spoil heaps and spread on site, cultivate topsoil, apply weedkiller and sow grass seed at 175kg per ha, harrow, lightly roll and carry out initial cut:-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Site works
CG Code	33U085
Specific	Playing surfaces
Descriptive	Asphalt or Macadam surfaces
Tech1	5-a-side Football pitch 36.00m x 18.50m
Tech2	Includes Excavation, concrete foundation and drainage
Unit size	-
Unit of measurement	Each
ERC	£99,920
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Site Works - Artificial Surfaces - Usage, local site conditions and maintenance will affect the choice of material when specifying artificial playing surfaces. Cost is for the construction of average facilities
Referencing details	-
Cost information notes	5-a-side football pitch, 36.00m x 18.50m, including perimeter wall, mesh fence and drainage. Asphalt/macadam surface
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Site works
CG Code	33U00Y
Specific	Playing surfaces
Descriptive	Cricket pitches
Tech1	Grass outfield
Tech2	160.0m x 142.0m
Unit size	-
Unit of measurement	Each
ERC	£151,194
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Site Works - Grassed Areas - Grass is available in varying grams per metre squared (g/m2) however these can broadly be described as: Fine Lawns and green - Bowling greens; fine lawns; ornamental turf; croquet lawns. Amenity grassed areas - general-purpose lawns; playing fields and sports areas. General Purpose grass - Park type grass seed. The British Standard recommendations for seed and seeding of grass areas are contained in BS 4428: 1989. The cost is based on compliance with the standard.
Referencing details	-
Cost information notes	Plain grassed areas - Excavate over site 250mm deep to remove topsoil, deposit in temporary spoil heaps, remove from spoil heaps and spread on site, cultivate topsoil, apply weed killer and sow grass seed at 175kg per ha, harrow, lightly roll and carry out initial cut
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Site works
CG Code	33U00X
Specific	Playing surfaces
Descriptive	Cricket square
Tech1	Grass
Tech2	22.00m x 22.00m
Unit size	-
Unit of measurement	Each
ERC	£22,451
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Site Works - Grassed Areas - Grass is available in varying grams per metre squared (g/m2) however these can broadly be described as: Fine Lawns and green - Bowling greens; fine lawns; ornamental turf; croquet lawns. Amenity grassed areas - general-purpose lawns; playing fields and sports areas. General Purpose grass - Park type grass seed. The British Standard recommendations for seed and seeding of grass areas are contained in BS 4428: 1989. The cost is based on compliance with the standard.
Referencing details	Site Area Hectare - HA
Cost information notes	Plain grassed areas - Excavate over site 250mm deep to remove topsoil, deposit in temporary spoil heaps, remove from spoil heaps and spread on site, cultivate topsoil, apply weed killer and sow grass seed at 175kg per ha, harrow, lightly roll and carry out initial cut
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Site works
CG Code	33U025
Specific	Playing surfaces
Descriptive	Porous macadam surfaces
Tech1	> 6,000m²
Tech2	Includes Excavation hardcore and drainage
Unit size	-
Unit of measurement	m2
ERC	£63
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Site Works - Artificial Surfaces - Usage, local site conditions and maintenance will affect the choice of material when specifying artificial playing surfaces. Cost is for the construction of average facilities
Referencing details	-
Cost information notes	Macadam - porous macadam Including drainage and foundation Areas greater than 6,000m2
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Site works
CG Code	33U030
Specific	Playing surfaces
Descriptive	Porous macadam surfaces
Tech1	< 6,000m²
Tech2	Includes Excavation hardcore and drainage
Unit size	-
Unit of measurement	m2
ERC	£65
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Site Works - Artificial Surfaces - Usage, local site conditions and maintenance will affect the choice of material when specifying artificial playing surfaces. Cost is for the construction of average facilities
Referencing details	-
Cost information notes	Macadam - porous macadam Including drainage and foundation Areas less than 6,000m2
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Site works
CG Code	33U015
Specific	Playing surfaces
Descriptive	Shale surfaces
Tech1	>6000m2
Tech2	Includes Excavation hardcore and drainage
Unit size	-
Unit of measurement	m2
ERC	£63
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Site Works - Artificial Surfaces - Usage, local site conditions and maintenance will affect the choice of material when specifying artificial playing surfaces. Cost is for the construction of average facilities
Referencing details	-
Cost information notes	Shale surface including drainage and foundation Areas greater than 6,000m2
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Site works
CG Code	33U020
Specific	Playing surfaces
Descriptive	Shale surfaces
Tech1	<6,000m²
Tech2	Includes Excavation hardcore and drainage
Unit size	-
Unit of measurement	m2
ERC	£65
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Site Works - Artificial Surfaces - Usage, local site conditions and maintenance will affect the choice of material when specifying artificial playing surfaces. Cost is for the construction of average facilities
Referencing details	-
Cost information notes	Shale surface including drainage and foundation Areas less than 6,000m2
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Site works
CG Code	33U00Q
Specific	Six rink Bowling Green basic
Descriptive	38.40m x 38.40m
Tech1	Including land drainage and gravel perimeter path.
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£114,686
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Site Works - Grassed Areas - Grass is available in varying grams per metre squared (g/m2) however these can broadly be described as: Fine Lawns and green - Bowling greens; fine lawns; ornamental turf; croquet lawns. Amenity grassed areas - general-purpose lawns; playing fields and sports areas. General Purpose grass - Park type grass seed. The British Standard recommendations for seed and seeding of grass areas are contained in BS 4428: 1989. The cost is based on compliance with the standard.
Referencing details	-
Cost information notes	Plain grassed areas - Excavate over site 250mm deep to remove topsoil, deposit in temporary spoil heaps, remove from spoil heaps and spread on site, cultivate topsoil, apply weed killer and sow grass seed at 175kg per ha, harrow, lightly roll and carry out initial cut.
rateable element	Site Area Hectare - HA
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Sports field. Quality Grass
Photo notes	-

Photo1

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Generic Category	Site works
CG Code	33U00V
Specific	Playing surfaces
Descriptive	Six rink Bowling Green good club
Tech1	38.40m x 38.40m
Tech2	Including Land drainage, perimeter ditch channel, and macadam perimeter path.
Unit size	-
Unit of measurement	Each
ERC	£135,538
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Site Works - Grassed Areas - Grass is available in varying grams per metre squared (g/m2) however these can broadly be described as: Fine Lawns and green - Bowling greens; fine lawns; ornamental turf; croquet lawns. Amenity grassed areas - general-purpose lawns; playing fields and sports areas. General Purpose grass - Park type grass seed. The British Standard recommendations for seed and seeding of grass areas are contained in BS 4428: 1989. The cost is based on compliance with the standard.
Referencing details	Site Area Hectare - HA
Cost information notes	Plain grassed areas - Excavate over site 250mm deep to remove topsoil, deposit in temporary spoil heaps, remove from spoil heaps and spread on site, cultivate topsoil, apply weed killer and sow grass seed at 175kg per ha, harrow, lightly roll and carry out initial cut: -
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Sports field. Quality Grass
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Site works
CG Code	33U00U
Specific	Playing surfaces
Descriptive	Six rink Bowling Green to English Bowling Asoociation (EBA) standard
Tech1	38.40m x 38.40m
Tech2	Including land drainage, pumped irrigation, sprinkler system, perimeter ditch channel, and macadam path.
Unit size	-
Unit of measurement	Each
ERC	£172,029
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Site Works - Grassed Areas - Grass is available in varying grams per metre squared (g/m2) however these can broadly be described as: Fine Lawns and green - Bowling greens; fine lawns; ornamental turf; croquet lawns. Amenity grassed areas - general-purpose lawns; playing fields and sports areas. General Purpose grass - Park type grass seed. The British Standard recommendations for seed and seeding of grass areas are contained in BS 4428: 1989. The cost is based on compliance with the standard.
Referencing details	Site Area Hectare - HA
Cost information notes	Plain grassed areas - Excavate over site 250mm deep to remove topsoil, deposit in temporary spoil heaps, remove from spoil heaps and spread on site, cultivate topsoil, apply weed killer and sow grass seed at 175kg per ha, harrow, lightly roll and carry out initial cut: -
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Sports field. Quality Grass
Photo notes	-

Photo1

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Generic Category	Site works
CG Code	33U075
Specific	Playing Surfaces
Descriptive	Synthetic Surfaces
Tech1	Cricket wicket 30.00m x 2.60m
Tech2	Includes Excavation, concrete foundation and drainage
Unit size	-
Unit of measurement	Each
ERC	£22,937
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Site Works - Artificial Surfaces - Usage, local site conditions and maintenance will affect the choice of material when specifying artificial playing surfaces. Cost is for the construction of average facilities
Referencing details	-
Cost information notes	Cricket - synthetic wicket, 30.00m x 2.60m including drainage. Concrete foundations per wicket
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Site works
CG Code	33U07A
Specific	Playing Surfaces
Descriptive	Synthetic surfaces
Tech1	Cricket wicket 30.00m x 2.60m
Tech2	Includes Excavation, concrete foundation and drainage
Unit size	-
Unit of measurement	Each
ERC	£15,639
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Site Works - Artificial Surfaces - Usage, local site conditions and maintenance will affect the choice of material when specifying artificial playing surfaces. Cost is for the construction of average facilities
Referencing details	-
Cost information notes	Cricket - synthetic wicket, 30.00m x 2.60m including drainage. Stone foundations per wicket
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

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Generic Category	Site works
CG Code	33U08A
Specific	Playing surfaces
Descriptive	Synthetic surfaces
Tech1	5-a-side Football pitch 36.00m x 18.50m
Tech2	Includes Excavation, concrete foundation and drainage
Unit size	-
Unit of measurement	Each
ERC	£117,553
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Site Works - Artificial Surfaces - Usage, local site conditions and maintenance will affect the choice of material when specifying artificial playing surfaces. Cost is for the construction of average facilities
Referencing details	-
Cost information notes	5-a-side football pitch, 36.00m x 18.50m, including perimeter wall, mesh fence and drainage. Synthetic surface
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Site works
CG Code	33U00K
Specific	Playing Surfaces
Descriptive	Tennis Courts
Tech1	Grass
Tech2	Cultivate, apply weed killer, sow tennis quality grass seed, harrow, roll and initial cut
Unit size	-
Unit of measurement	Each
ERC	£52,130
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Grass Amenity grade grass grown on very hard-packed soil, similar to golf greens, surround and perimeter drainage. Grass courts are the fastest courts however, due to high maintenance costs, grass courts are now rare as they must be watered and mowed often, and take a longer time to dry after rain than hard courts. Site works: Cultivate, apply weed killer, sow tennis quality grass seed, harrow, roll and initial cut.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Solar Thermal Panels
CG Code	206S50
Specific	Solar Panels
Descriptive	Evacuated tube
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,184
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Solar thermal panels using vacuum tubes are the most efficient method of capturing solar radiation and turning it into useable heat, with efficiencies of over 90%. The system consists of the evacuated tube panel, insulated pipework, expansion vessel, controller pump, fittings and vented twin coil electric cylinder These should not be confused with Photo Voltaic (PV) panels that convert solar radiation (photons) into electricity. Includes Installation and access to roof.
Referencing details	Determine area of panels
Cost information notes	Panels are normally supplied in kits based on number of tubes per panel and will have length and width dimensions. Cost is per m2.
rateable element	Solar Panels, supports, controls and accessories may be rateable under Class 1 Table 1 (n) and List of Accessories but only if used mainly or exclusively in conncection with power. Will be rateable under Class 2 heating Table 2 (b) . Supports alone may be rateable under class 4 Table 3.
non rateable element	Cost includes supply and installation of panels, controls, pump, expansion vessel & vented cylinder, but excludes the cost of any hot water or heating system to which they may be connected.
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Evacuated tube panel on Industrial roof.
Photo notes	-
Photo1	
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Generic Category	Sports Ground Athletics Track
CG Code	63P00L
Specific	Athletics track
Descriptive	2 lane synthetic
Tech1	400m
Tech2	Excludes Barriers, water supply, central pitch area
Unit size	-
Unit of measurement	Each
ERC	£218,946
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Athletics track, 2 lane synthetic with 4 lane home. Excluding barriers, water supply and central pitch area.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

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Generic Category	Sports grounds
CG Code	63P00A
Specific	Athletics track
Descriptive	6 lane synthetic
Tech1	400m
Tech2	Excludes Barriers, water supply, central pitch area
Unit size	-
Unit of measurement	Each
ERC	£458,744
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Sports Grounds - Athletics Track - Base works: including clearing of land, supply and compaction of road base to required falls and levels including any drainage that might be necessary. Athletics track including field events facilities, water jump and drainage
Referencing details	Track and external works
Cost information notes	Cost excludes central playing pitch, barriers to track perimeter and a water supply ring main.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Sports Grounds - Athletics Track
Photo notes	-

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Generic Category	Sports grounds
CG Code	63P00C
Specific	Athletics track
Descriptive	8 lane synthetic
Tech1	400m
Tech2	Excludes Barriers, water supply, central pitch area
Unit size	-
Unit of measurement	Each
ERC	£781,950
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Sports Grounds, athletics track, 8 lane synthetic track - 400m (Club Standard). IAAF size standards (1.2m width per lane). Cost includes site clearance, geotextile membrane, 250mm MOT Type 1, macadam 65mm porous macadam (40mm base course, with nominal aggregate size of 20mm, and 25mm wearing course, with nominal aggregate size of 10mm. 150 x 100mm edgings to sizes of track). Polyurethane rubber athletics track surface with line marking. Please note only a French drain has been allowed to the outside of the track with a nominal allowance to connect into an existing drainage system. Cost does not include the provision of a dedicated drainage provision to the facility.
Referencing details	Track and external works
Cost information notes	Cost only includes the track and minimal external works. Total track area allowed - 5008m2. Cost excludes the central playing pitch, barrier to the perimeter, dedicated sporting equipment e.g. hurdles and a water supply.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Sports Grounds - Athletics Track

Photo notes -

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Generic Category	Sports grounds
CG Code	63P00E
Specific	Athletics track
Descriptive	8 lane, hard, porous, water bound
Tech1	400m
Tech2	Excludes barriers, water supply and central pitch area
Unit size	-
Unit of measurement	Each
ERC	£457,860
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Sports Grounds - Athletics Track - Base works: including clearing of land, supply and compaction of road base to required falls and levels including any drainage that might be necessary. Athletics track including field events facilities, water jump and drainage
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Sports Grounds - Athletics Track
Photo notes	-

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Generic Category	Sports grounds
CG Code	63P10P
Specific	Floodlighting
Descriptive	12 columns
Tech1	22m ht x 12 lamps
Tech2	520 lux
Unit size	-
Unit of measurement	Each
ERC	£130,325
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Sports Ground Athletics Track - Floodlighting. Please note this is based on modern day equivalent based on 12 Columns - Each 22m high with lamps to provide 520 Lux. Modern installations mounted on a tubular steel column, which is hinged to allow it to be lowered for maintenance. Average illumination levels vary depending on use and standard of facility provided i.e. recreational to international. Different configurations of columns, column heights and number of lamps can be used to achieve the same average illumination. Cost includes 12 number columns as a package
Referencing details	Facilities subject to television coverage will require a minimum of 1000 Lux. Known media coverage suggests a higher cost should be selected.
Cost information notes	Factors affecting cost : Height and number of columns/lamp heads. Cost includes concrete foundations, 50m of external duct (per column) to permit a power supply. Cost excludes any provision to enhance an existing power supply to support this installation. Columns not hinged will have a lower capital cost but will attract a higher overall lifecycle cost due to enhanced maintenance costs i.e. cherry pickers for bulb replacement.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Sports Grounds - Athletics Track - Floodlighting

Photo notes -

Photo1

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Generic Category	Sports grounds
CG Code	63P10A
Specific	Floodlighting
Descriptive	4 columns
Tech1	16m ht x 6 lamps - 100 lux
Tech2	86 lux
Unit size	-
Unit of measurement	Each
ERC	£67,769
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Sports Ground Athletics Track - Floodlighting.(Please note this is based on modern day equivalent based on 4 Columns - Each 16m high with lamps to provide 100 Lux which is likely to be the current minimum standard Sport England recommend). Cost data used to produce the rate is based upon circa 8 luminaries. Modern installation , mounted on a tubular steel column, which is hinged to allow it to be lowered for maintenance. Average illumination levels alter depending on use and standard of facility provided i.e. recreational to international. Different configurations of columns , column heights and number of lamps can be used to achieve the same average illumination. Please note: This item includes 4 number columns as a package
Referencing details	Facilities subject to television coverage will require a minimum of 1000 Lux. Known media coverage suggests a higher cost should be selected.
Cost information notes	Factors affecting cost : Height and number of columns/lamp heads. Cost includes concrete foundations, 50m of external duct (per column) to permit a power supply. Cost excludes any provision to enhance an existing power supply to support this installation. Columns not hinged will have a lower capital cost but will attract a higher overall lifecycle cost due to enhanced maintenance costs i.e. cherry pickers for bulb replacement.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
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Photo2	

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Generic Category	Sports grounds
CG Code	63P10C
Specific	Floodlighting
Descriptive	4 columns
Tech1	18m ht x 8 lamps
Tech2	120 lux
Unit size	-
Unit of measurement	Each
ERC	£67,769
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Sports Ground Athletics Track - Floodlighting. Please note this is based on modern day equivalent based on 4 Columns - Each 18m high with lamps to provide 120 Lux. Modern installations mounted on a tubular steel column, which is hinged to allow it to be lowered for maintenance. Average illumination levels vary depending on use and standard of facility provided i.e. recreational to international. Different configurations of columns, column heights and number of lamps can be used to achieve the same average illumination. Cost includes 4 number columns as a package
Referencing details	Facilities subject to television coverage will require a minimum of 1000 Lux. Known media coverage suggests a higher cost should be selected.
Cost information notes	Factors affecting cost : Height and number of columns/lamp heads. Cost includes concrete foundations, 50m of external duct (per column) to permit a power supply. Cost excludes any provision to enhance an existing power supply to support this installation. Columns not hinged will have a lower capital cost but will attract a higher overall lifecycle cost due to enhanced maintenance costs i.e. cherry pickers for bulb replacement.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description -

Photo notes -

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Generic Category	Sports grounds
CG Code	63P10R
Specific	Floodlighting
Descriptive	4 columns
Tech1	30m ht X 40 lamps
Tech2	580 lux
Unit size	-
Unit of measurement	Each
ERC	£145,964
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Sports Ground Athletics Track - Floodlighting. Please note this is based on modern day equivalent based on 4 Columns - Each 30m high with lamps to provide 580 Lux. Modern installations mounted on a tubular steel column, which is hinged to allow it to be lowered for maintenance. Average illumination levels vary depending on use and standard of facility provided i.e. recreational to international. Different configurations of columns, column heights and number of lamps can be used to achieve the same average illumination. Cost includes 4 number columns as a package
Referencing details	Facilities subject to television coverage will require a minimum of 1000 Lux. Known media coverage suggests a higher cost should be selected.
Cost information notes	Factors affecting cost : Height and number of columns/lamp heads. Cost includes concrete foundations, 50m of external duct (per column) to permit a power supply. Cost excludes any provision to enhance an existing power supply to support this installation. Columns not hinged will have a lower capital cost but will attract a higher overall lifecycle cost due to enhanced maintenance costs i.e. cherry pickers for bulb replacement.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Sports Grounds - Athletics Track - Floodlighting

Photo notes -

Photo1

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Generic Category	Sports grounds
CG Code	63P10E
Specific	Floodlighting
Descriptive	6 columns
Tech1	16m ht x 4 lamps
Tech2	100 lux
Unit size	-
Unit of measurement	Each
ERC	£91,228
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Sports Ground Athletics Track - Floodlighting. Please note this is based on modern day equivalent based on 6 Columns - Each 16m high with lamps to provide 100 Lux. Modern installations mounted on a tubular steel column, which is hinged to allow it to be lowered for maintenance. Average illumination levels vary depending on use and standard of facility provided i.e. recreational to international. Different configurations of columns, column heights and number of lamps can be used to achieve the same average illumination. Cost includes 6 number columns as a package
Referencing details	Facilities subject to television coverage will require a minimum of 1000 Lux. Known media coverage suggests a higher cost should be selected.
Cost information notes	Factors affecting cost : Height and number of columns/lamp heads. Cost includes concrete foundations, 50m of external duct (per column) to permit a power supply. Cost excludes any provision to enhance an existing power supply to support this installation. Columns not hinged will have a lower capital cost but will attract a higher overall lifecycle cost due to enhanced maintenance costs i.e. cherry pickers for bulb replacement.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Sports Grounds - Athletics Track - Floodlighting

Photo notes -

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Generic Category	Sports grounds
CG Code	63P10G
Specific	Floodlighting
Descriptive	6 columns
Tech1	16m ht x 6 lamps
Tech2	130 lux
Unit size	-
Unit of measurement	Each
ERC	£91,228
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Sports Ground Athletics Track - Floodlighting. Please note this is based on modern day equivalent based on 6 Columns - Each 16m high with lamps to provide 130 Lux. Modern installations mounted on a tubular steel column, which is hinged to allow it to be lowered for maintenance. Average illumination levels vary depending on use and standard of facility provided i.e. recreational to international. Different configurations of columns, column heights and number of lamps can be used to achieve the same average illumination. Cost includes 6 number columns as a package
Referencing details	Facilities subject to television coverage will require a minimum of 1000 Lux. Known media coverage suggests a higher cost should be selected.
Cost information notes	Factors affecting cost : Height and number of columns/lamp heads. Cost includes concrete foundations, 50m of external duct (per column) to permit a power supply. Cost excludes any provision to enhance an existing power supply to support this installation. Columns not hinged will have a lower capital cost but will attract a higher overall lifecycle cost due to enhanced maintenance costs i.e. cherry pickers for bulb replacement.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Sports Grounds - Athletics Track - Floodlighting

Photo notes -

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Generic Category	Sports grounds
CG Code	63P10J
Specific	Floodlighting
Descriptive	6 columns
Tech1	20m ht x 20 lamps
Tech2	220 lux
Unit size	-
Unit of measurement	Each
ERC	£111,558
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Sports Ground Athletics Track - Floodlighting. Please note this is based on modern day equivalent based on 6 Columns - Each 20m high with lamps to provide 220 Lux. Modern installations mounted on a tubular steel column, which is hinged to allow it to be lowered for maintenance. Average illumination levels vary depending on use and standard of facility provided i.e. recreational to international. Different configurations of columns, column heights and number of lamps can be used to achieve the same average illumination. Cost includes 6 number columns as a package
Referencing details	Facilities subject to television coverage will require a minimum of 1000 Lux. Known media coverage suggests a higher cost should be selected.
Cost information notes	Factors affecting cost : Height and number of columns/lamp heads. Cost includes concrete foundations, 50m of external duct (per column) to permit a power supply. Cost excludes any provision to enhance an existing power supply to support this installation. Columns not hinged will have a lower capital cost but will attract a higher overall lifecycle cost due to enhanced maintenance costs i.e. cherry pickers for bulb replacement.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Sports Grounds - Athletics Track - Floodlighting

Photo notes -

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Generic Category	Sports grounds
CG Code	63P10L
Specific	Floodlighting
Descriptive	8 columns
Tech1	16m ht x 6 lamps
Tech2	806 lux
Unit size	-
Unit of measurement	Each
ERC	£111,558
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Sports Ground Athletics Track - Floodlighting. Please note this is based on modern day equivalent based on 8 Columns - Each 16m high with lamps to provide 806 Lux. Modern installations mounted on a tubular steel column, which is hinged to allow it to be lowered for maintenance. Average illumination levels vary depending on use and standard of facility provided i.e. recreational to international. Different configurations of columns, column heights and number of lamps can be used to achieve the same average illumination. Cost includes 8 number columns as a package
Referencing details	Facilities subject to television coverage will require a minimum of 1000 Lux. Known media coverage suggests a higher cost should be selected.
Cost information notes	Factors affecting cost : Height and number of columns/lamp heads. Cost includes concrete foundations, 50m of external duct (per column) to permit a power supply. Cost excludes any provision to enhance an existing power supply to support this installation. Columns not hinged will have a lower capital cost but will attract a higher overall lifecycle cost due to enhanced maintenance costs i.e. cherry pickers for bulb replacement.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Sports Grounds - Athletics Track - Floodlighting

Photo notes -

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Generic Category	Sports grounds
CG Code	63P10N
Specific	Floodlighting
Descriptive	8 columns
Tech1	16m ht x 8 lamps
Tech2	230 lux
Unit size	-
Unit of measurement	Each
ERC	£111,558
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Sports Ground Athletics Track - Floodlighting. Please note this is based on modern day equivalent based on 8 Columns - Each 16m high with lamps to provide 230 Lux. Modern installations mounted on a tubular steel column, which is hinged to allow it to be lowered for maintenance. Average illumination levels vary depending on use and standard of facility provided i.e. recreational to international. Different configurations of columns, column heights and number of lamps can be used to achieve the same average illumination. Cost includes 8 number columns as a package
Referencing details	Facilities subject to television coverage will require a minimum of 1000 Lux. Known media coverage suggests a higher cost should be selected.
Cost information notes	Factors affecting cost : Height and number of columns/lamp heads. Cost includes concrete foundations, 50m of external duct (per column) to permit a power supply. Cost excludes any provision to enhance an existing power supply to support this installation. Columns not hinged will have a lower capital cost but will attract a higher overall lifecycle cost due to enhanced maintenance costs i.e. cherry pickers for bulb replacement.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Sports Grounds - Athletics Track - Floodlighting

Photo notes -

Photo1

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Generic Category	Sports grounds
CG Code	63P20J
Specific	Floodlighting multi tennis courts
Descriptive	4 columns
Tech1	10m ht x 8 lamps
Tech2	230 lux
Unit size	-
Unit of measurement	Each
ERC	£33,884
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Multi Tennis Courts - Floodlighting. Please note this is based on modern day equivalent based on 4 Columns - Each 10m high with lamps to provide 230 Lux. Modern installations mounted on a tubular steel column, which is hinged to allow it to be lowered for maintenance. Average illumination levels vary depending on use and standard of facility provided i.e. recreational to international. Different configurations of columns, column heights and number of lamps can be used to achieve the same average illumination. Cost includes 4 number columns as a package
Referencing details	Facilities subject to television coverage will require a minimum of 1000 Lux. Known media coverage suggests a higher cost should be selected.
Cost information notes	Factors affecting cost : Height and number of columns/lamp heads. Cost includes concrete foundations, 50m of external duct (per column) to permit a power supply. Cost excludes any provision to enhance an existing power supply to support this installation. Columns not hinged will have a lower capital cost but will attract a higher overall lifecycle cost due to enhanced maintenance costs i.e. cherry pickers for bulb replacement.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Sports Grounds - Tennis Courts - Floodlighting

Photo notes -

Photo1

Photo2

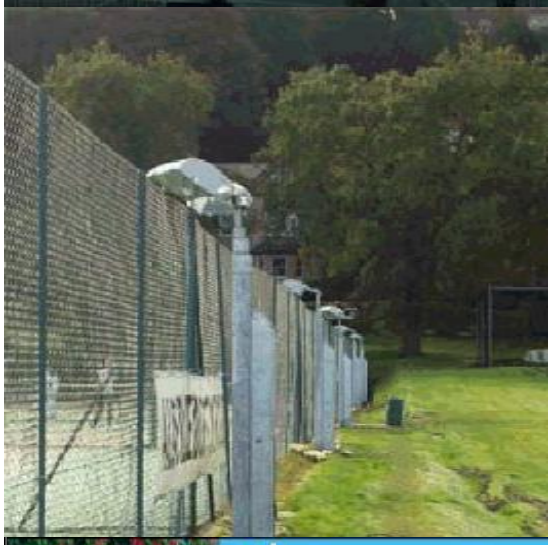
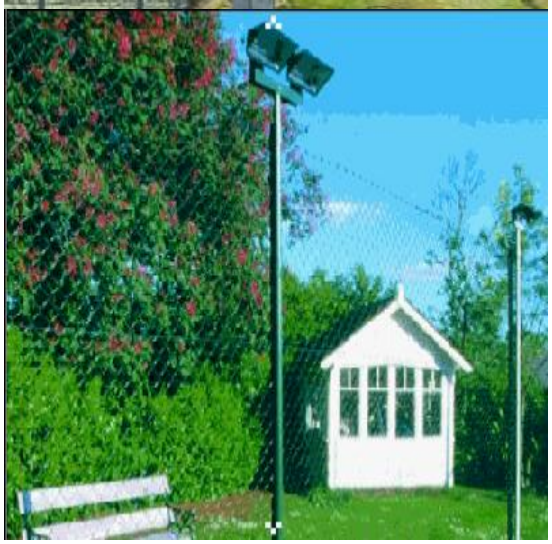


Photo3



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Generic Category	Sports grounds
CG Code	63P20L
Specific	Floodlighting multi tennis courts
Descriptive	6 columns
Tech1	10m ht x 4 lamps
Tech2	408 lux
Unit size	-
Unit of measurement	Each
ERC	£36,491
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Multi Tennis Courts - Floodlighting. Please note this is based on modern day equivalent based on 6 Columns - Each 10m high with lamps to provide 408 Lux. Modern installations mounted on a tubular steel column, which is hinged to allow it to be lowered for maintenance. Average illumination levels vary depending on use and standard of facility provided i.e. recreational to international. Different configurations of columns, column heights and number of lamps can be used to achieve the same average illumination. Cost includes 6 number columns as a package
Referencing details	Facilities subject to television coverage will require a minimum of 1000 Lux. Known media coverage suggests a higher cost should be selected.
Cost information notes	Factors affecting cost : Height and number of columns/lamp heads. Cost includes concrete foundations, 50m of external duct (per column) to permit a power supply. Cost excludes any provision to enhance an existing power supply to support this installation. Columns not hinged will have a lower capital cost but will attract a higher overall lifecycle cost due to enhanced maintenance costs i.e. cherry pickers for bulb replacement.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Sports Grounds - Tennis Courts - Floodlighting

Photo notes -

Photo1

Photo2

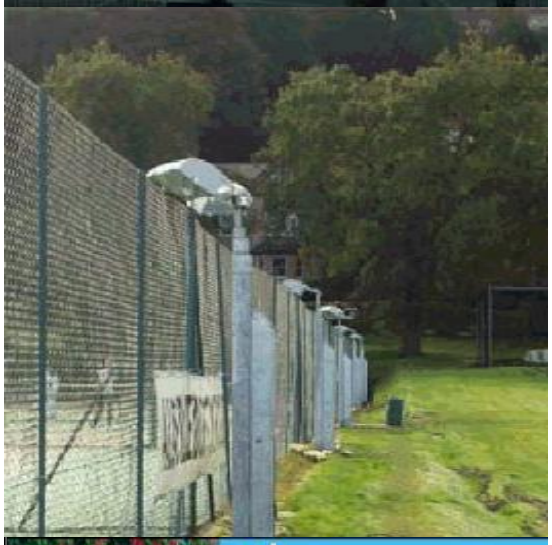
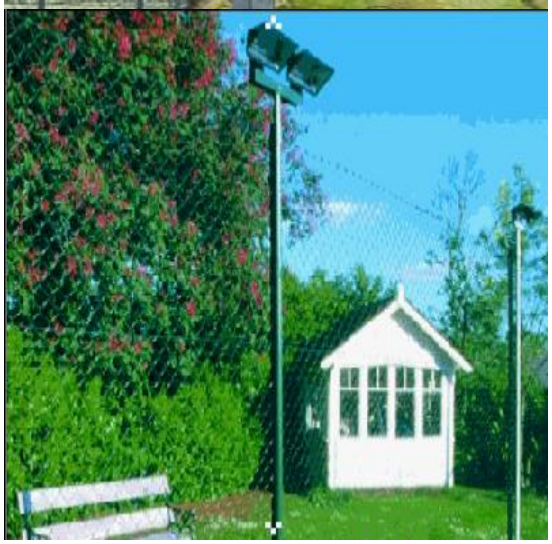


Photo3



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Generic Category	Sports grounds
CG Code	63P20N
Specific	Floodlighting multi tennis courts
Descriptive	8 columns
Tech1	10m ht x 2 lamps
Tech2	400 lux
Unit size	-
Unit of measurement	Each
ERC	£39,098
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Multi Tennis Courts - Floodlighting. Please note this is based on modern day equivalent based on 8 Columns - Each 10m high with lamps to provide 400 Lux. Modern installations mounted on a tubular steel column, which is hinged to allow it to be lowered for maintenance. Average illumination levels vary depending on use and standard of facility provided i.e. recreational to international. Different configurations of columns, column heights and number of lamps can be used to achieve the same average illumination. Cost includes 8 number columns as a package
Referencing details	Facilities subject to television coverage will require a minimum of 1000 Lux. Known media coverage suggests a higher cost should be selected.
Cost information notes	Factors affecting cost : Height and number of columns/lamp heads. Cost includes concrete foundations, 50m of external duct (per column) to permit a power supply. Cost excludes any provision to enhance an existing power supply to support this installation. Columns not hinged will have a lower capital cost but will attract a higher overall lifecycle cost due to enhanced maintenance costs i.e. cherry pickers for bulb replacement.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Sports Grounds - Tennis Courts - Floodlighting

Photo notes -

Photo1

Photo2

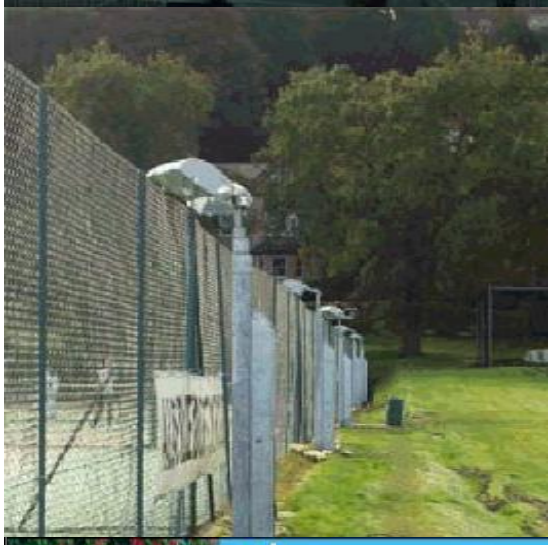
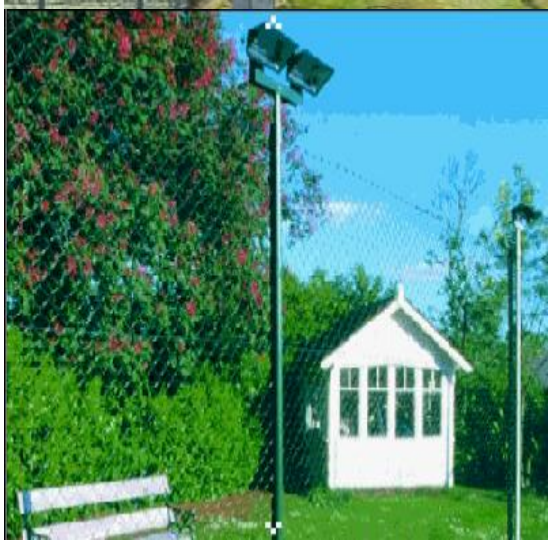


Photo3



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Generic Category	Sports grounds
CG Code	63P20P
Specific	Floodlighting multi tennis courts
Descriptive	8 columns
Tech1	12m ht x 2 lamps
Tech2	500 lux
Unit size	-
Unit of measurement	Each
ERC	£41,704
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Multi Tennis Courts - Floodlighting. Please note this is based on modern day equivalent based on 8 Columns - Each 12m high with lamps to provide 500 Lux. Modern installations mounted on a tubular steel column, which is hinged to allow it to be lowered for maintenance. Average illumination levels vary depending on use and standard of facility provided i.e. recreational to international. Different configurations of columns, column heights and number of lamps can be used to achieve the same average illumination. Cost includes 8 number columns as a package
Referencing details	Facilities subject to television coverage will require a minimum of 1000 Lux. Known media coverage suggests a higher cost should be selected.
Cost information notes	Factors affecting cost : Height and number of columns/lamp heads. Cost includes concrete foundations, 50m of external duct (per column) to permit a power supply. Cost excludes any provision to enhance an existing power supply to support this installation. Columns not hinged will have a lower capital cost but will attract a higher overall lifecycle cost due to enhanced maintenance costs i.e. cherry pickers for bulb replacement.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Sports Grounds - Tennis Courts - Floodlighting

Photo notes -

Photo1

Photo2

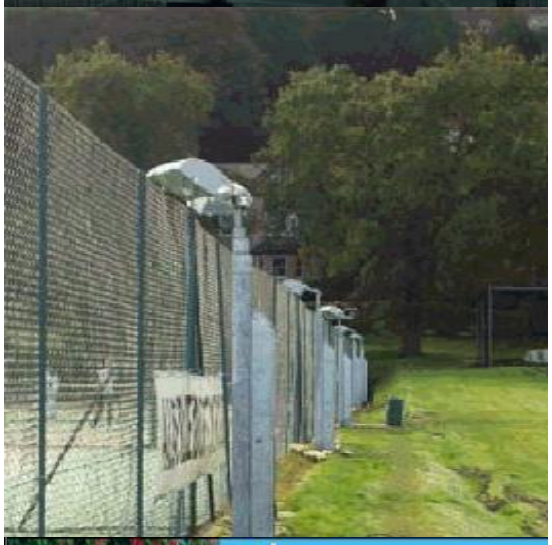
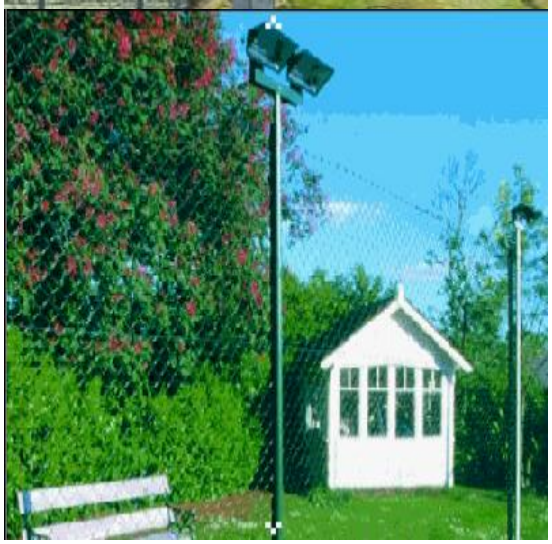


Photo3



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Generic Category	Sports grounds
CG Code	63P20A
Specific	Floodlighting single tennis court
Descriptive	4 columns
Tech1	8m ht x 4 lamps
Tech2	202 lux
Unit size	-
Unit of measurement	Each
ERC	£26,065
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single Tennis Court - Floodlighting. Please note this is based on modern day equivalent based on 4 Columns - Each 8m high with lamps to provide 202 Lux. Modern installations mounted on a tubular steel column, which is hinged to allow it to be lowered for maintenance. Average illumination levels vary depending on use and standard of facility provided i.e. recreational to international. Different configurations of columns, column heights and number of lamps can be used to achieve the same average illumination. Cost includes 4 number columns as a package
Referencing details	Facilities subject to television coverage will require a minimum of 1000 Lux. Known media coverage suggests a higher cost should be selected.
Cost information notes	Factors affecting cost : Height and number of columns/lamp heads. Cost includes concrete foundations, 50m of external duct (per column) to permit a power supply. Cost excludes any provision to enhance an existing power supply to support this installation. Columns not hinged will have a lower capital cost but will attract a higher overall lifecycle cost due to enhanced maintenance costs i.e. cherry pickers for bulb replacement.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Sports Grounds - Tennis Courts - Floodlighting

Photo notes -

Photo1

Photo2

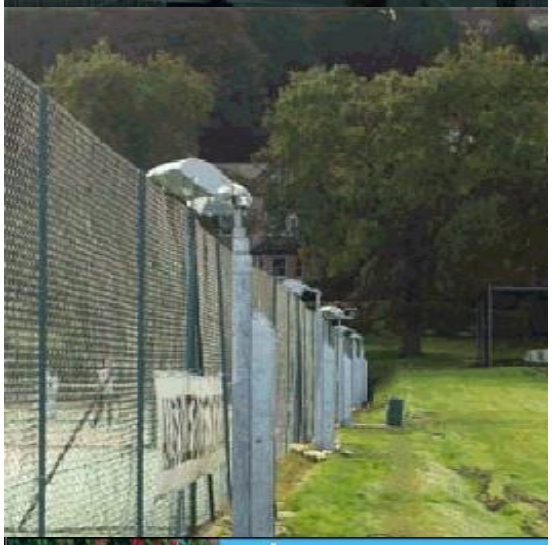
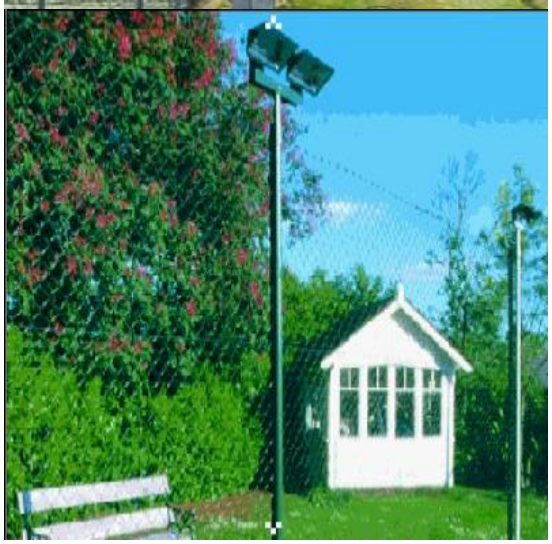


Photo3



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Generic Category	Sports grounds
CG Code	63P20C
Specific	Floodlighting single tennis court
Descriptive	6 columns
Tech1	8m ht x 2 lamps
Tech2	120 lux
Unit size	-
Unit of measurement	Each
ERC	£28,671
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single Tennis Court - Floodlighting. Please note this is based on modern day equivalent based on 6 Columns - Each 8m high with lamps to provide 120 Lux. Modern installations mounted on a tubular steel column, which is hinged to allow it to be lowered for maintenance. Average illumination levels vary depending on use and standard of facility provided i.e. recreational to international. Different configurations of columns, column heights and number of lamps can be used to achieve the same average illumination. Cost includes 6 number columns as a package
Referencing details	Facilities subject to television coverage will require a minimum of 1000 Lux. Known media coverage suggests a higher cost should be selected.
Cost information notes	Factors affecting cost : Height and number of columns/lamp heads. Cost includes concrete foundations, 50m of external duct (per column) to permit a power supply. Cost excludes any provision to enhance an existing power supply to support this installation. Columns not hinged will have a lower capital cost but will attract a higher overall lifecycle cost due to enhanced maintenance costs i.e. cherry pickers for bulb replacement.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Sports Grounds - Tennis Courts - Floodlighting

Photo notes -

Photo1

Photo2

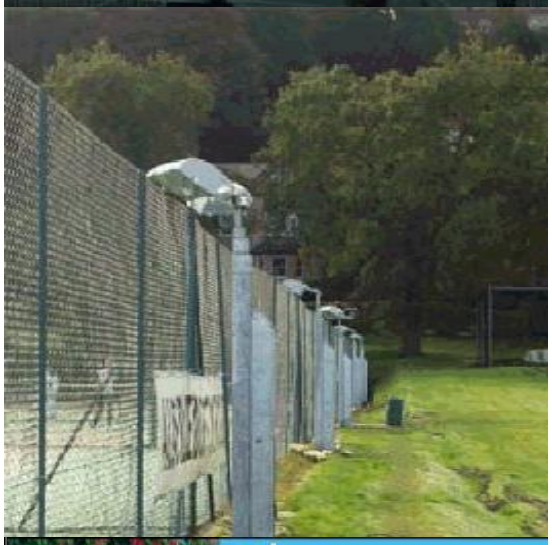
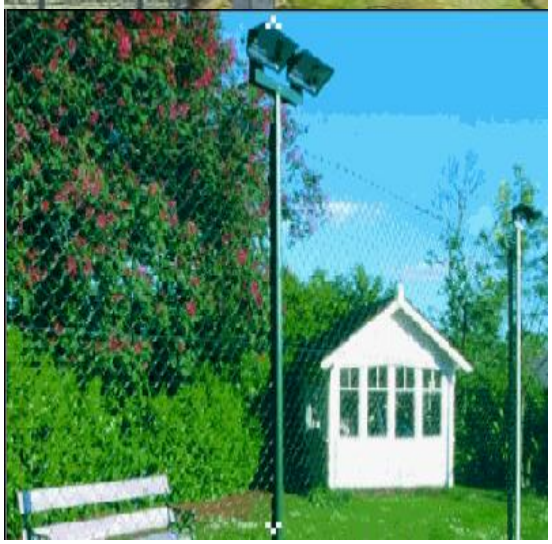


Photo3



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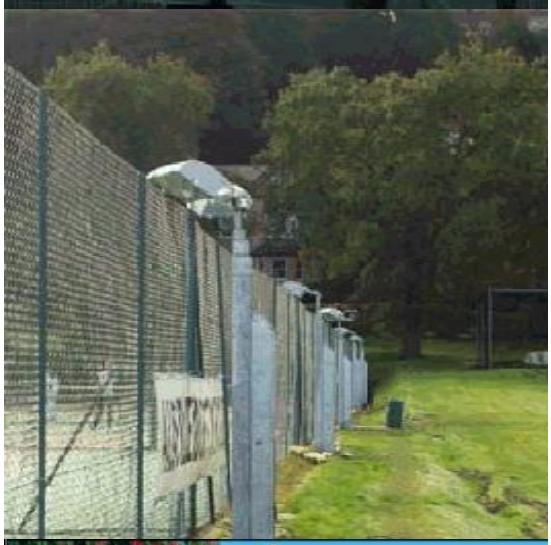
Generic Category	Sports grounds
CG Code	63P20E
Specific	Floodlighting single tennis court
Descriptive	6 columns
Tech1	5m ht x 4 lamps
Tech2	450 lux
Unit size	-
Unit of measurement	Each
ERC	£26,065
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single Tennis Court - Floodlighting. Please note this is based on modern day equivalent based on 6 Columns - Each 5m high with lamps to provide 450 Lux. Modern installations mounted on a tubular steel column, which is hinged to allow it to be lowered for maintenance. Average illumination levels vary depending on use and standard of facility provided i.e. recreational to international. Different configurations of columns, column heights and number of lamps can be used to achieve the same average illumination. Cost includes 6 number columns as a package
Referencing details	Facilities subject to television coverage will require a minimum of 1000 Lux. Known media coverage suggests a higher cost should be selected.
Cost information notes	Factors affecting cost : Height and number of columns/lamp heads. Cost includes concrete foundations, 50m of external duct (per column) to permit a power supply. Cost excludes any provision to enhance an existing power supply to support this installation. Columns not hinged will have a lower capital cost but will attract a higher overall lifecycle cost due to enhanced maintenance costs i.e. cherry pickers for bulb replacement.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description -

Photo notes -

Photo1

Photo2



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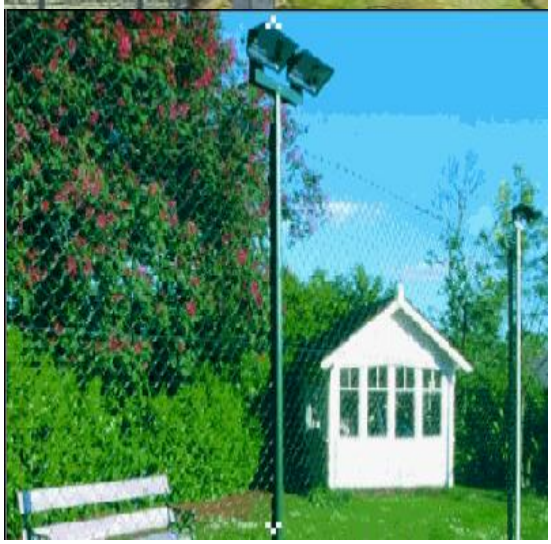

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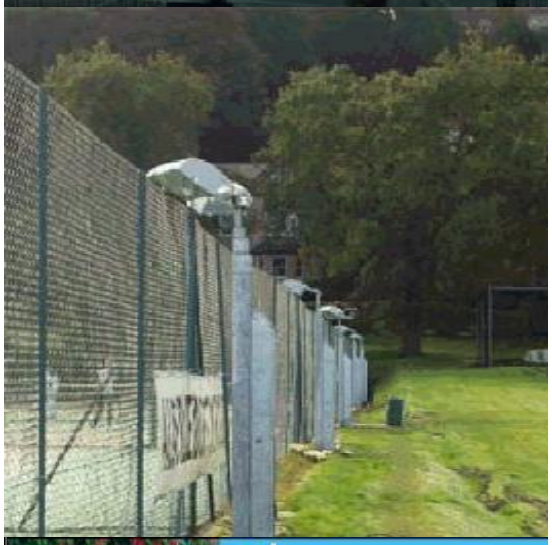
Generic Category	Sports grounds
CG Code	63P20G
Specific	Floodlighting single tennis court
Descriptive	8 columns
Tech1	5m ht x 6 lamps
Tech2	520 lux
Unit size	-
Unit of measurement	Each
ERC	£28,150
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single Tennis Court - Floodlighting. Please note this is based on modern day equivalent based on 8 Columns - Each 5m high with lamps to provide 520 Lux. Modern installations mounted on a tubular steel column, which is hinged to allow it to be lowered for maintenance. Average illumination levels vary depending on use and standard of facility provided i.e. recreational to international. Different configurations of columns, column heights and number of lamps can be used to achieve the same average illumination. Cost includes 8 number columns as a package
Referencing details	Facilities subject to television coverage will require a minimum of 1000 Lux. Known media coverage suggests a higher cost should be selected.
Cost information notes	Factors affecting cost : Height and number of columns/lamp heads. Cost includes concrete foundations, 50m of external duct (per column) to permit a power supply. Cost excludes any provision to enhance an existing power supply to support this installation. Columns not hinged will have a lower capital cost but will attract a higher overall lifecycle cost due to enhanced maintenance costs i.e. cherry pickers for bulb replacement.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Sports Grounds - Tennis Courts - Floodlighting

Photo notes -

Photo1

Photo2



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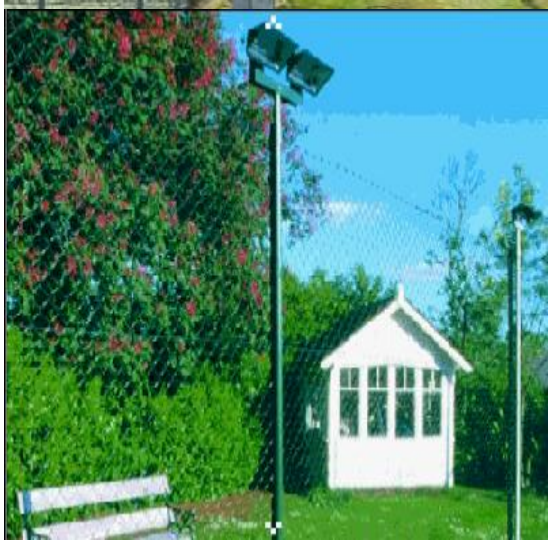

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Generic Category	Sports grounds
CG Code	63P00K
Specific	Grandstand
Descriptive	Small
Tech1	Based on 500m2
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,742
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Small grandstand - circa 500m2 with storage, fitness room, changing room, toilets, showers, kitchen, committee room, plant.
Referencing details	GEA - Gross External Area and external works
Cost information notes	Cost includes external works
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Sports Grounds - Grandstand - small
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Squash courts
CG Code	STS033
Specific	Single court
Descriptive	9.75m x 6.40m
Tech1	No differences were noted in size between recreational & international standard
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,417
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Court size is based on current Sport England Requirements- a single court- 9.75m x 6.40m (No differences were noted in size between recreational international standard).
Referencing details	Cost to be applied to the function GIFA not the leisure centre GIFA.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	215N70
Specific	Bund staircase metal
Descriptive	Over bund wall
Tech1	Per m ht
Tech2	Painted
Unit size	-
Unit of measurement	m
ERC	£1,297
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Up and over bund wall. May be galvanised or painted
Referencing details	inside and outside of bund - count as one unit
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	215N71
Specific	Bund staircase metal
Descriptive	Over bund wall
Tech1	Per m ht
Tech2	Galvanised
Unit size	-
Unit of measurement	m
ERC	£1,671
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Up and over bund wall. May be galvanised or painted
Referencing details	inside and outside of bund - count as one unit
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	30K0K5
Specific	Finishes
Descriptive	Floor coverings
Tech1	Vinyl floor tiles
Tech2	-
Unit size	Per flight
Unit of measurement	Each
ERC	£1,091
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Rubber studded tiles ; level fixing with adhesive; butt joints, straight to sand cement base.
Referencing details	Measure to m2
Cost information notes	Excludes cost of landings
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	This includes an allowance for a 50mm sand cement screed. Where finish is placed to staircase area; assuming 13 risers (180mm), 12 treads (275mm), 900mm wide steps - use code 30K0KV1. This includes screed as above and aluminium grades or equivalent medium duty nosing , 56mm x 32mm ; plugged and screwed.
Photo description	Photo 1 - Heavy duty carpet on stairs with non slip nosings - stainless steel balustrade. Photo 2 - Terrazzo with non slip insert strip. Mild steel welded tubular steel square section handrail.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	30K0KA
Specific	Finishes
Descriptive	Floor coverings
Tech1	Granolithic topping
Tech2	-
Unit size	Per flight
Unit of measurement	Each
ERC	£390
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Granolithic paving; cement and granite chippings 5 to dust (1:1:2); steel towelled. The cost for work to floors ; one coat; level; laid on concrete while green; bonded ; over 600mm ; 38mm thick use code 30K0KV2. Where the work is to treads ; 275mm wide (open risers); the rate for a flight based on 13 treads of 900mm long.
Referencing details	Measure to m2
Cost information notes	Excludes cost of landings
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Granolithic screed floor with chippings and grey jointing strip
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	30K0KF
Specific	Finishes
Descriptive	Floor coverings
Tech1	Heavy duty carpet
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£1,279
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Fitted carpeting ; Wilton wool / nylon or other equal and approved ; 80 / 20 velvet pile ; work to floors; over 600mm wide; use code 30K0KV3. This includes an allowance for 5mm self levelling latex screed. Where finish is placed to staircase area; assuming 13 risers (180mm), 12 treads (275mm), 900mm wide steps This includes screed as above and an aluminium grades or equivalent heavy duty nosing , 48mm x 38mm ; plugged and screwed.
Referencing details	Measure to m2
Cost information notes	Excludes cost of landings
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Heavy duty carpet on stairs with non slip nosings - stainless steel balustrade. Photo 2 - Terrazzo with non slip insert strip. Mild steel welded tubular steel square section handrail.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	30K0KK
Specific	Finishes
Descriptive	Floor coverings
Tech1	Terrazzo
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£3,278
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Terrazzo tiles ; aggregate size random ground grouted and polished to 80's grit finish ; standard colour range ; 3mm joints symmetrical layout; bedding in 42mm cement semi dry mix (1:4); grouting with neat matching cement.
Referencing details	Measure to m2
Cost information notes	Excludes cost of landings
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Rate for large areas ; 300mm x 300mm x 28mm terrazzo tile units; hydraulic pressed; mechanically vibrated, team cured; to floors on concrete base; sealed with hardener (2 coats); plain ; laid level. Use code 30K0KV4. Staircase - 13 steps(treads (280mm) / risers), 900mm wide ; terrazzo specially made precast units ; standard colour range ; 3mm joints with neat matching cement; standard tread and riser square combined terrazzo units (with riser case down); includes incorporated Ferodo anti slip insert; fixed with cement :sand (1:4) mortar on prepared background.
Photo description	Terrazzo Floor

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	215N65
Specific	Gates across walkways, gantries
Descriptive	1m wide
Tech1	Chain
Tech2	Painted
Unit size	-
Unit of measurement	Each
ERC	£260
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Gates - single galvanised chain suspended from brackets with hasp or hook fastening. Gates - tubular steel with welded joints to 1.0 m wide - hung from galvanised hinges from tubular or box section steel posts.
Referencing details	each item
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Walkways, stairs, platforms
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

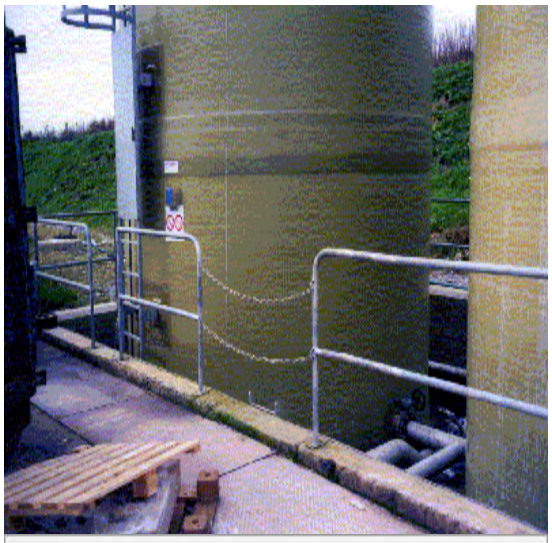


Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	215N66
Specific	Gates across walkways, gantries
Descriptive	1m wide
Tech1	Chain
Tech2	Galvanised
Unit size	-
Unit of measurement	Each
ERC	£287
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Gates - single galvanised chain suspended from brackets with hasp or hook fastening. Gates - tubular steel with welded joints to 1.0 m wide - hung from galvanised hinges from tubular or box section steel posts.
Referencing details	each item
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Walkways, stairs, platforms
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

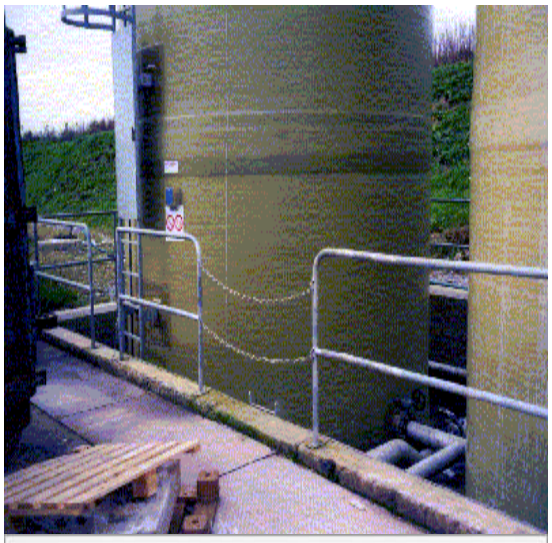


Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	215N67
Specific	Gates across walkways, gantries
Descriptive	1m wide
Tech1	Metal tube
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£579
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Gates - single galvanised chain suspended from brackets with hasp or hook fastening. Gates - tubular steel with welded joints to 1.0 m wide - hung from galvanised hinges from tubular or box section steel posts.
Referencing details	each item
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Walkways, stairs, platforms
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	215N68
Specific	Gates across walkways, gantries
Descriptive	1m wide
Tech1	Metal tube
Tech2	Galvanised
Unit size	-
Unit of measurement	Each
ERC	£701
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Gates - single galvanised chain suspended from brackets with hasp or hook fastening. Gates - tubular steel with welded joints to 1.0 m wide - hung from galvanised hinges from tubular or box section steel posts.
Referencing details	each item
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Walkways, stairs, platforms
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	215N02
Specific	Handrails and Balustrades
Descriptive	Metal handrail
Tech1	1.06m high tubular steel. Inc. Base plate, kicking rails and fixing bolts. Fixed to top of wall or tank
Tech2	Galvanised
Unit size	-
Unit of measurement	m
ERC	£205
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Metal - Steel stairways, walkways are purpose made to specific designs in the factory and transported to site. Fixing in location is normally by fixing bolts (occasionally welded) and built up in workable sections. Usually galvanised but some items are specifically painted to customer requirements.
Referencing details	measure length and height. = m
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Tanks, handrails, platforms
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	215N01
Specific	Handrails and Balustrades
Descriptive	Metal handrail
Tech1	1.06m high tubular steel. Inc. Base plate, kicking rails and fixing bolts. Fixed to top of wall or tank
Tech2	Painted
Unit size	-
Unit of measurement	m
ERC	£205
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Metal - Steel stairways, walkways are purpose made to specific designs in the factory and transported to site. Fixing in location is normally by fixing bolts (occasionally welded) and built up in workable sections. Usually galvanised but some items are specifically painted to customer requirements. Painted on site with metal primer, undercoat system and decorative finish.
Referencing details	measure length and height. = m
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Tanks, handrails, platforms
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	30K0UA
Specific	Handrails and Balustrades
Descriptive	Mild steel with hardwood handrail
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m
ERC	£349
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel balustrade with hardwood handrail. Cost does not include the staircase
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical steel handrails with hardwood handrails
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	30K0U5
Specific	Handrails and Balustrades
Descriptive	Mild steel with PVC covered hand rail
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m
ERC	£359
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Mild steel balustrade with PVC covered hand rail. Cost does not include staircase.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical PVC coated steel balutrades
Photo notes	-

Photo1

Photo2

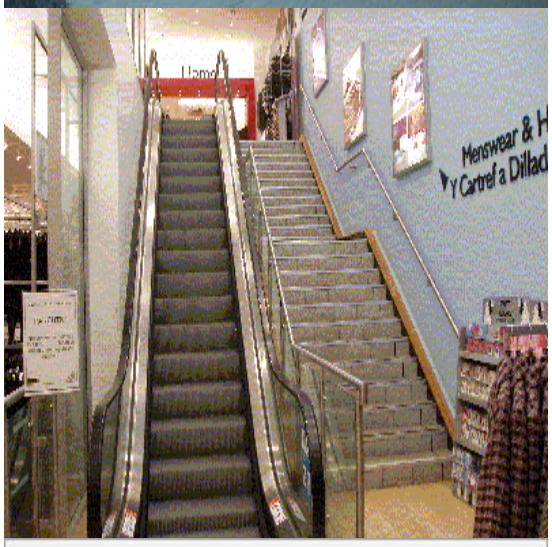


Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	30K0UF
Specific	Handrails and Balustrades
Descriptive	Stainless steel
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m
ERC	£576
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Stainless steel balustrade and handrail. Cost does not include cost of staircase.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical stainless steel balustrades
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	30K0UK
Specific	Handrails and Balustrades
Descriptive	Stainless steel and safety glazing
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m
ERC	£1,007
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Stainless steel balustrade with safety glazing (Structural). Cost does not include the cost of the staircase.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical stainless steel balustrading with safety glass insert
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	30K0P5
Specific	Handrails and Balustrades
Descriptive	Wall handrail
Tech1	On brackets
Tech2	PVC covered mild steel
Unit size	-
Unit of measurement	m
ERC	£189
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Plastic covered metal handrail fixed to wall on brackets.
Referencing details	Measure to m
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	30K0PA
Specific	Handrails and Balustrades
Descriptive	Wall handrail
Tech1	On brackets
Tech2	Hardwood
Unit size	-
Unit of measurement	m
ERC	£133
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Wall handrail, hardwood on brackets.
Referencing details	Measure to m
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	30K0PF
Specific	Handrails and Balustrades
Descriptive	Wall handrail
Tech1	On brackets
Tech2	Stainless steel
Unit size	-
Unit of measurement	m
ERC	£224
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Wall handrail, stainless steel on brackets.
Referencing details	Measure to m
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

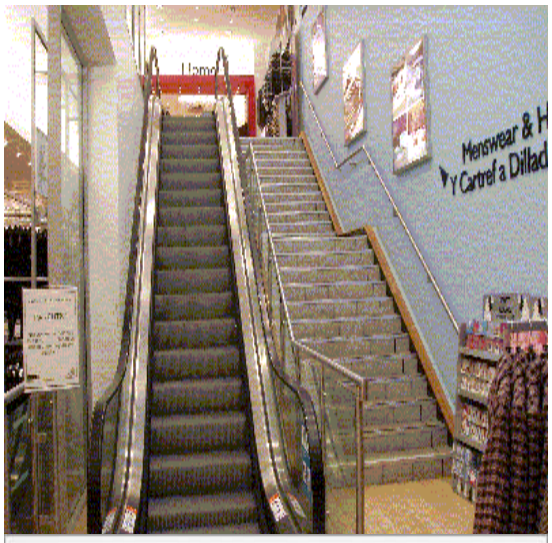


Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	215N19
Specific	Ladders
Descriptive	Bund ladder metal
Tech1	Over bund wall. Per m height.
Tech2	Painted
Unit size	-
Unit of measurement	m
ERC	£710
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Up and over bund wall. May be galvanised or painted
Referencing details	inside and outside of bund - count as one unit
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	215N20
Specific	Ladders
Descriptive	Bund ladder metal
Tech1	Over bund wall. Per m height.
Tech2	Galvanised
Unit size	-
Unit of measurement	m
ERC	£1,441
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Up and over bund wall. May be galvanised or painted
Referencing details	inside and outside of bund - count as one unit
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	215N30
Specific	Ladders
Descriptive	Caged ladders
Tech1	0.75mm dia. cage starts 2.5m above gl. 380mm wide, 250 centred rungs. 7.0m long.
Tech2	Galvanised
Unit size	-
Unit of measurement	Each
ERC	£3,328
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Metal - Steel stairways, walkways are purpose made to specific designs in the factory and transported to site. Fixing in location is normally by fixing bolts (occasionally welded) and built up in workable sections. Usually galvanised but some items are specifically painted to customer requirements.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Tanks, handrails, platforms
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	215N03
Specific	Ladders
Descriptive	Metal caged ladders
Tech1	0.75mm dia. cage starts 2.5m above gl. 380mm wide, 250 centred rungs
Tech2	Painted
Unit size	-
Unit of measurement	m
ERC	£658
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Metal - Steel stairways, walkways are purpose made to specific designs in the factory and transported to site. Fixing in location is normally by fixing bolts (occasionally welded) and built up in workable sections. Usually galvanised but some items are specifically painted to customer requirements.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Tanks, handrails, platforms
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	215N04
Specific	Ladders
Descriptive	Metal caged ladders
Tech1	0.75mm dia. cage starts 2.5m above gl. 380mm wide, 250 centred rungs
Tech2	Galvanised
Unit size	-
Unit of measurement	m
ERC	£636
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Metal - Steel stairways, walkways are purpose made to specific designs in the factory and transported to site. Fixing in location is normally by fixing bolts (occasionally welded) and built up in workable sections. Usually galvanised but some items are specifically painted to customer requirements.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Tanks, handrails, platforms
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	215N21
Specific	Ladders
Descriptive	Spiral tank ladder galvanised
Tech1	Metal around tank. Handrail one side only
Tech2	3m
Unit size	-
Unit of measurement	Each
ERC	£1,026
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Spiral to full height of tank outside of tank, specifically designed to fit tank curvature. (add cost of midway rest platform every 9m) see 215NO5. Stairs resting on flanges that are welded to the tank and have a handrail to the outside only.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	215N22
Specific	Ladders
Descriptive	Spiral tank ladder galvanised
Tech1	Metal around tank. Handrail one side only
Tech2	4m
Unit size	-
Unit of measurement	Each
ERC	£1,096
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Spiral to full height of tank outside of tank, specifically designed to fit tank curvature. (add cost of midway rest platform every 9m) see 215NO5. Stairs resting on flanges that are welded to the tank and have a handrail to the outside only.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	215N23
Specific	Ladders
Descriptive	Spiral tank ladder galvanised
Tech1	Metal around tank. Handrail one side only
Tech2	5m
Unit size	-
Unit of measurement	Each
ERC	£1,292
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Spiral to full height of tank outside of tank, specifically designed to fit tank curvature. (add cost of midway rest platform every 9m) see 215NO5. Stairs resting on flanges that are welded to the tank and have a handrail to the outside only.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	215N24
Specific	Ladders
Descriptive	Spiral tank ladder galvanised
Tech1	Metal around tank. Handrail one side only
Tech2	10m
Unit size	-
Unit of measurement	Each
ERC	£1,499
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Spiral to full height of tank outside of tank, specifically designed to fit tank curvature. (add cost of midway rest platform every 9m) see 215NO5. Stairs resting on flanges that are welded to the tank and have a handrail to the outside only.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	215N25
Specific	Ladders
Descriptive	Spiral tank ladder galvanised
Tech1	Metal around tank. Handrail one side only
Tech2	13m
Unit size	-
Unit of measurement	Each
ERC	£1,671
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Spiral to full height of tank outside of tank, specifically designed to fit tank curvature. (add cost of midway rest platform every 9m) see 215NO5. Stairs resting on flanges that are welded to the tank and have a handrail to the outside only.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	215N90
Specific	Metal
Descriptive	Weight of steel - galvanised
Tech1	Price per tonne
Tech2	-
Unit size	-
Unit of measurement	Tonnes
ERC	£6,634
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single flight at 45 degrees includes, steps (open mesh with non slip nosing) 1070mm wide. Painted hand railing is fitted both sides with tubular top and mid rails. Where the items have not been measured but have been weighted (i.e. 9 tonnes) the figure provided should be adopted. It is assumed the item is galvanised, if painted see relevant section in the guide.
Referencing details	Where accurate site measurement is not practicable then calculation of the weight of steel is an option based on the size of the constructional members.
Cost information notes	It is assumed the item is galvanised, if painted see relevant section in the guide for addition.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Simple straight flight with mid height platform - Painted finish. Tubular handrail. Photo 2 -Spiral staircase to first floor
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	30K0D5
Specific	Metal - feature - swimming pool
Descriptive	Spiral to water chute
Tech1	9m rise with platforms
Tech2	Stainless steel treads with inset tiling
Unit size	-
Unit of measurement	Each
ERC	£82,306
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Stairs Ladders Walkways - Stairs - Metal Construction. Feature. Galvanised finish, perforated treads; no risers, decorated, 3.0 m rise including balustrades and handrails, typical width 1.0 m.
Referencing details	Vertical height= m width and type- straight , spiral, dogleg, etc.
Cost information notes	Feature staircases usually within buildings - See Stairs/finishes: 201N55
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - galvanised steel spiral staircase
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	30K0B5
Specific	Metal - feature staircase
Descriptive	3m rise x 1m wide
Tech1	Spiral galvanised
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£6,569
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Stairs Ladders Walkways - Stairs - Metal Construction. Feature. Galvanised finish, perforated treads; no risers, decorated, 3.0 m rise including balustrades and handrails, typical width 1.0 m.
Referencing details	Vertical height= m width and type- straight , spiral, dogleg, etc.
Cost information notes	Feature staircases usually within buildings - See Stairs/finishes: 201N55
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - galvanised steel spiral staircase
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	30K0BA
Specific	Metal - feature staircase
Descriptive	3m rise x 1m wide
Tech1	Dogleg galvanised
Tech2	Hardwood handrails
Unit size	-
Unit of measurement	Each
ERC	£11,476
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Stairs Ladders Walkways - Stairs - Metal Construction. Feature. Galvanised finish, perforated treads; no risers, decorated, 3.0 m rise including balustrades and handrails, typical width 1.0 m.
Referencing details	Vertical height= m width and type- straight , spiral, dogleg, etc.
Cost information notes	Feature staircases usually within buildings - See Stairs/finishes: 201N55
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - galvanised steel spiral staircase
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	30K0BF
Specific	Metal - feature staircase
Descriptive	3m rise x 1m wide
Tech1	Dogleg galvanised
Tech2	Stainless balustrade and handrail
Unit size	-
Unit of measurement	Each
ERC	£15,037
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Stairs Ladders Walkways - Stairs - Metal Construction. Feature. Galvanised finish, perforated treads; no risers, decorated, 3.0 m rise including balustrades and handrails, typical width 1.0 m.
Referencing details	Vertical height= m width and type- straight , spiral, dogleg, etc.
Cost information notes	Feature staircases usually within buildings - See Stairs/finishes: 201N55
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - galvanised steel spiral staircase
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	30K0C5
Specific	Metal - feature staircase
Descriptive	3m rise x 1m wide
Tech1	Dogleg galvanised
Tech2	Precast concrete treads
Unit size	-
Unit of measurement	Each
ERC	£16,620
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Stairs Ladders Walkways - Stairs - Metal Construction. Feature. Galvanised finish, perforated treads; no risers, decorated, 3.0 m rise including balustrades and handrails, typical width 1.0 m.
Referencing details	Vertical height= m width and type- straight , spiral, dogleg, etc.
Cost information notes	Feature staircases usually within buildings - See Stairs/finishes: 201N55
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - galvanised steel spiral staircase
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	215N55
Specific	Metal Stairs 3m rise
Descriptive	Open mesh treads
Tech1	1.07m wide handrails on 2 sides
Tech2	Painted
Unit size	-
Unit of measurement	m
ERC	£1,216
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single flight at 45 degrees includes steps (open mesh with non slip nosing) 1070mm wide galvanised hand railing is fitted both sides with tubular top and mid rails
Referencing details	per m
Cost information notes	Excludes cost of landings
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

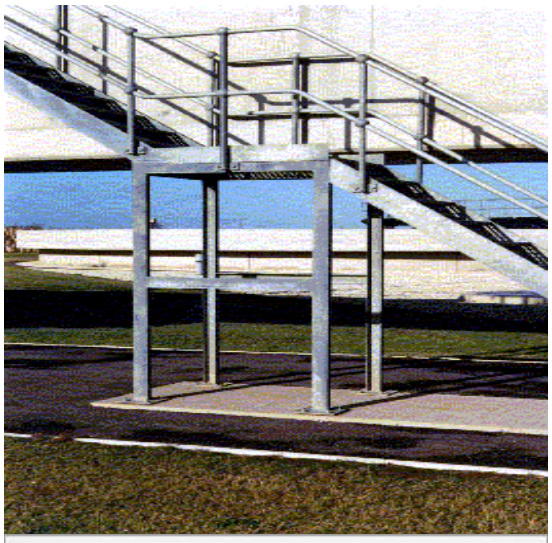


Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	215N56
Specific	Metal Stairs 3m rise
Descriptive	Open mesh treads
Tech1	1.07m wide handrails on 2 sides
Tech2	Galvanised
Unit size	-
Unit of measurement	m
ERC	£1,522
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single flight at 45 degrees includes steps (open mesh with non slip nosing) 1070mm wide galvanised hand railing is fitted both sides with tubular top and mid rails
Referencing details	per m
Cost information notes	Excludes cost of landings
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

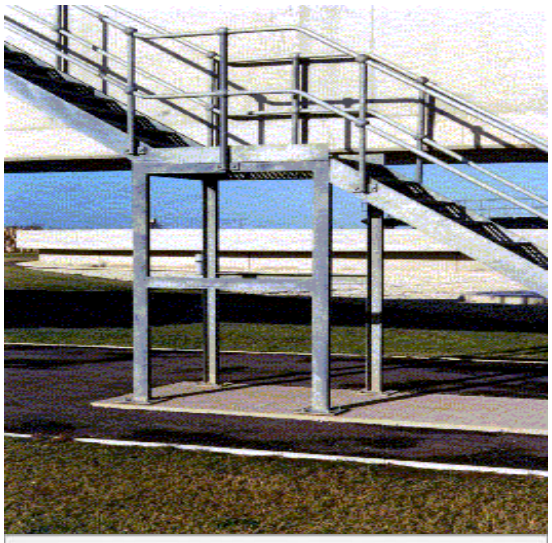


Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	215N57
Specific	Metal Stairs 3m rise
Descriptive	Open mesh treads
Tech1	0.76m wide handrails on 2 sides
Tech2	Painted
Unit size	-
Unit of measurement	m
ERC	£1,101
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single flight at 45 degrees includes steps (open mesh with non slip nosing) 1070mm wide galvanised hand railing is fitted both sides with tubular top and mid rails
Referencing details	per m
Cost information notes	Excludes cost of landings
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

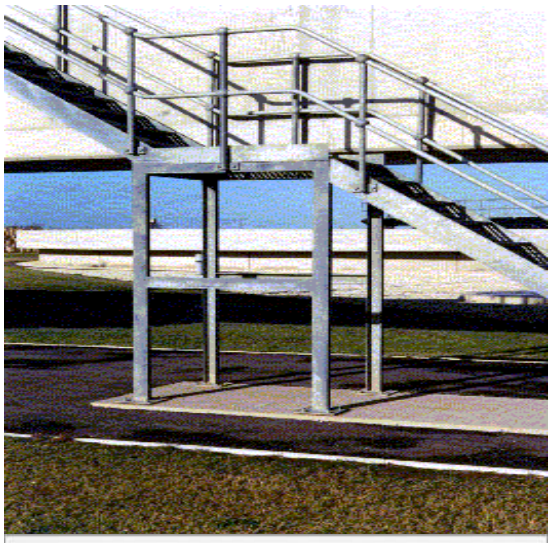


Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	215N58
Specific	Metal Stairs 3m rise
Descriptive	Open mesh treads
Tech1	0.76m wide handrails on 2 sides
Tech2	Galvanised
Unit size	-
Unit of measurement	m
ERC	£1,341
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single flight at 45 degrees includes steps (open mesh with non slip nosing) 1070mm wide galvanised hand railing is fitted both sides with tubular top and mid rails
Referencing details	per m
Cost information notes	Excludes cost of landings
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

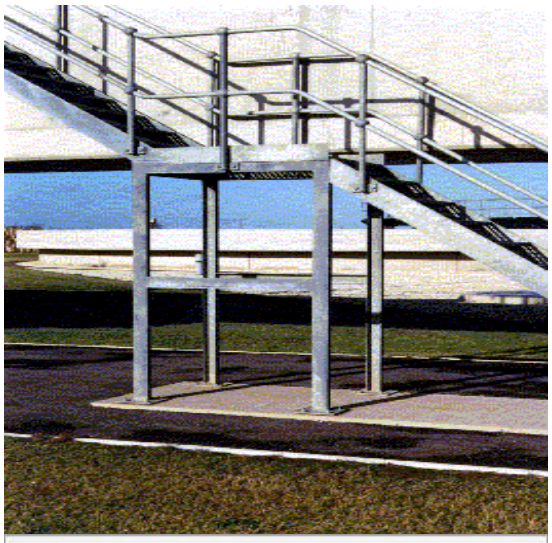


Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	30K0A5
Specific	Metal Stairs 3m rise
Descriptive	Open perforated treads
Tech1	Heavy duty cast iron straight
Tech2	1.548 dia. with handrail to outside
Unit size	-
Unit of measurement	Each
ERC	£5,698
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single flight at 45 degrees includes, steps (open mesh with non slip nosing) 1070mm wide. Galvanised. Hand railing is fitted both sides with tubular top and mid rails.
Referencing details	-
Cost information notes	Excludes cost of landings
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical metal staircase with intermediate platform
Photo notes	-

Photo1

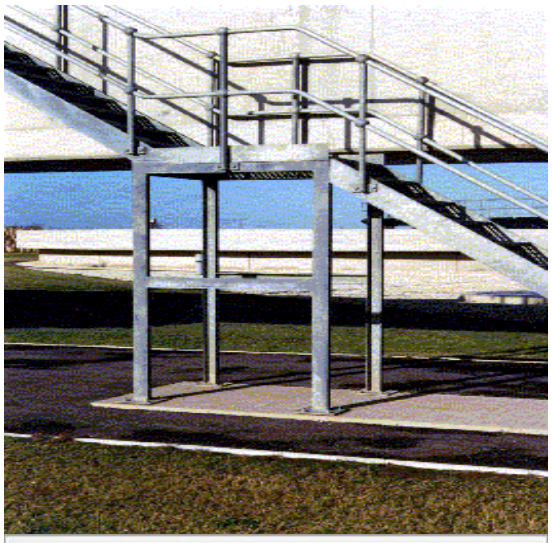


Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	30K0A9
Specific	Metal Stairs 3m rise
Descriptive	Open perforated treads
Tech1	Heavy duty cast iron spiral
Tech2	Balustrade and handrail to 2 sides
Unit size	-
Unit of measurement	Each
ERC	£6,648
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single flight at 45 degrees includes, steps (open mesh with non slip nosing) 1070mm wide. Galvanised. Hand railing is fitted both sides with tubular top and mid rails.
Referencing details	-
Cost information notes	Excludes cost of landings
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical metal staircase with intermediate platform
Photo notes	-

Photo1

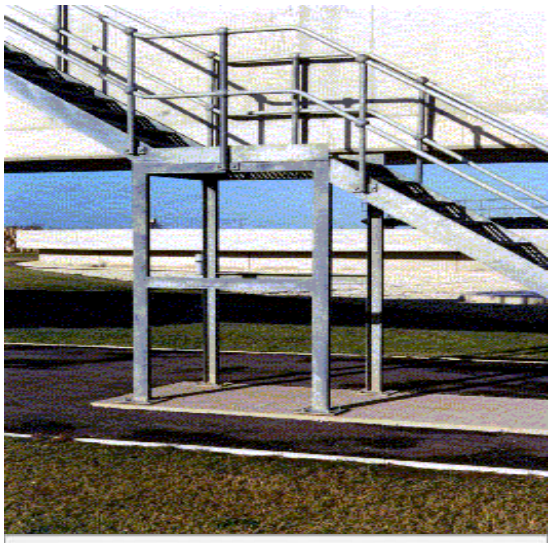


Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	30K01F
Specific	Reinforced concrete staircase
Descriptive	Concrete with one metal handrail
Tech1	Standard flight straight 2.6m rise
Tech2	Plaster skim and paint to soffit
Unit size	-
Unit of measurement	Each
ERC	£8,318
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete staircase and metal handrail to one side, 2.6m standard rise, no other finishes.
Referencing details	Either measure floor to floor height for dogleg type or measure horizontal length of stair case
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	30K02P
Specific	Reinforced concrete staircase
Descriptive	Quality finishes, glass and s/s balustrades
Tech1	3m rise
Tech2	Plaster skim and paint to soffit
Unit size	-
Unit of measurement	Each
ERC	£21,156
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Softwood Staircase; softwood balustrade and hardwood handrail; plasterboard; skim and emulsion to soffit.
Referencing details	Either measure floor to floor height for dogleg type or measure horizontal length of stair case
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical hardwood winding staircase. Photo 2 - diagram of staircase component parts
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	30K02F
Specific	Reinforced concrete staircase
Descriptive	Terrazzo finish, balustrade and handrail
Tech1	3m rise
Tech2	Plaster skim and paint to soffit
Unit size	-
Unit of measurement	Each
ERC	£11,165
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Softwood Staircase; softwood balustrade and hardwood handrail; plasterboard; skim and emulsion to soffit.
Referencing details	Either measure floor to floor height for dogleg type or measure horizontal length of stair case
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical hardwood winding staircase. Photo 2 - diagram of staircase component parts
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	30K02K
Specific	Reinforced concrete staircase
Descriptive	Terrazzo finish, s/s balustrade and handrail
Tech1	3m rise
Tech2	Plaster skim and paint to soffit
Unit size	-
Unit of measurement	Each
ERC	£13,254
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Softwood Staircase; softwood balustrade and hardwood handrail; plasterboard; skim and emulsion to soffit.
Referencing details	Either measure floor to floor height for dogleg type or measure horizontal length of stair case
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical hardwood winding staircase. Photo 2 - diagram of staircase component parts
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	30K01A
Specific	Timber staircase
Descriptive	Hardwood purpose made
Tech1	Dogleg 2.6m rise
Tech2	Plasterboard, skim and paint to soffit
Unit size	-
Unit of measurement	Each
ERC	£10,757
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Softwood Staircase; softwood balustrade and hardwood handrail; plasterboard; skim and emulsion to soffit.
Referencing details	Either measure floor to floor height for dogleg type or measure horizontal length of stair case
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical hardwood winding staircase. Photo 2 - diagram of staircase component parts
Photo notes	-

Photo1

Photo2

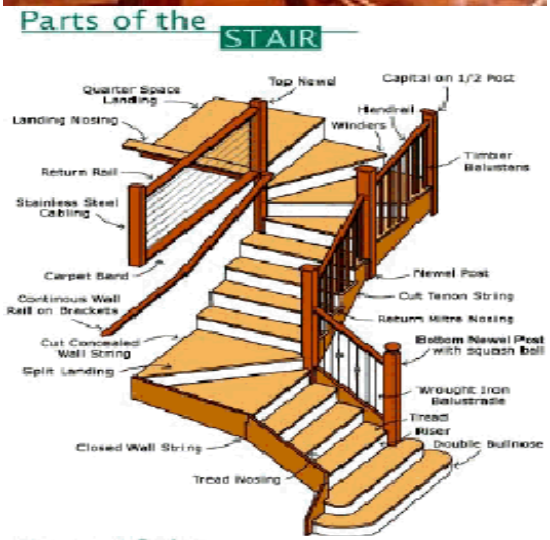
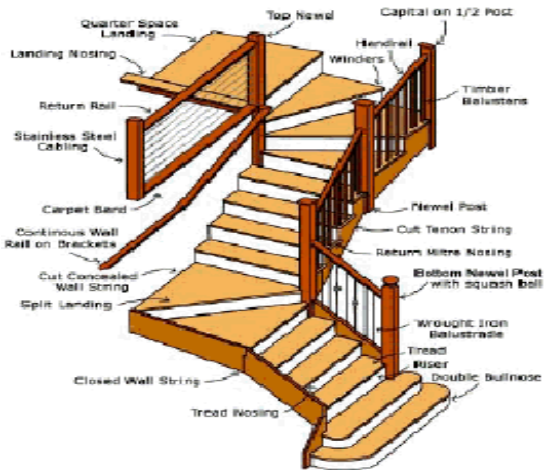


Photo3



Back

Generic Category	Stairs, Ladders and Walkways
CG Code	30K00A
Specific	Timber staircase
Descriptive	Softwood with balustrade
Tech1	Standard flight straight
Tech2	Plasterboard, skim and paint to soffit
Unit size	-
Unit of measurement	Each
ERC	£1,275
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Softwood Staircase; softwood balustrade and hardwood handrail; plasterboard; skim and emulsion to soffit.
Referencing details	Either measure floor to floor height for dogleg type or measure horizontal length of stair case
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical hardwood winding staircase. Photo 2 - diagram of staircase component parts
Photo notes	-

Photo1

Photo2

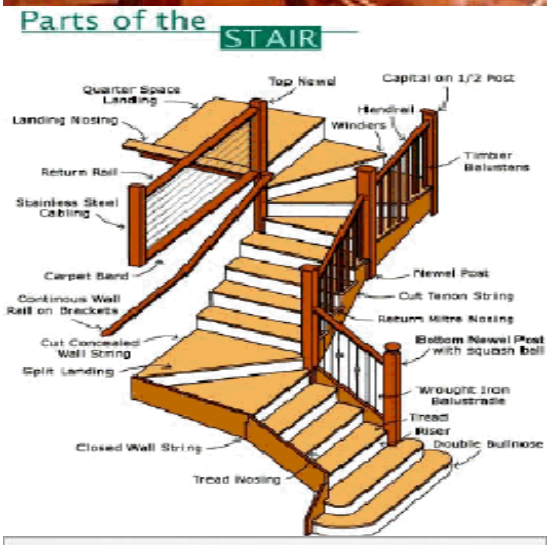


Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	30K00F
Specific	Timber staircase
Descriptive	Softwood with balustrade
Tech1	Top 3 treads winding
Tech2	Plasterboard, skim and paint to soffit
Unit size	-
Unit of measurement	Each
ERC	£1,478
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Softwood Staircase; softwood balustrade and hardwood handrail; plasterboard; skim and emulsion to soffit.
Referencing details	Either measure floor to floor height for dogleg type or measure horizontal length of stair case
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical hardwood winding staircase. Photo 2 - diagram of staircase component parts
Photo notes	-

Photo1

Photo2

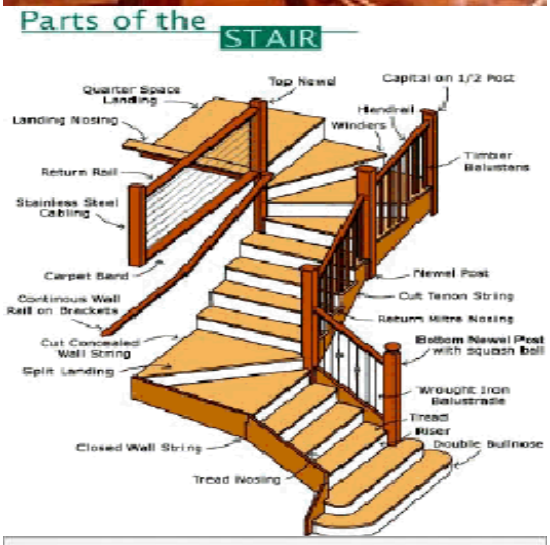


Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	30K00K
Specific	Timber staircase
Descriptive	Softwood with balustrade
Tech1	Dogleg
Tech2	Plasterboard, skim and paint to soffit
Unit size	-
Unit of measurement	Each
ERC	£1,631
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Softwood Staircase; softwood balustrade and hardwood handrail; plasterboard; skim and emulsion to soffit.
Referencing details	Either measure floor to floor height for dogleg type or measure horizontal length of stair case
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical hardwood winding staircase. Photo 2 - diagram of staircase component parts
Photo notes	-

Photo1

Photo2

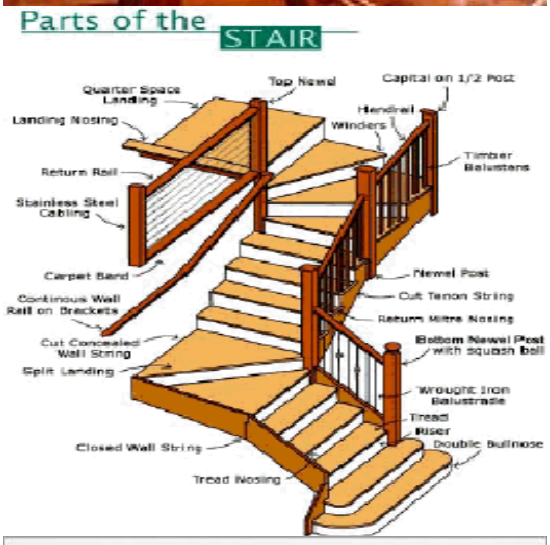


Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	215N07G
Specific	Walkways, gantries
Descriptive	600mm wide galvanised
Tech1	Chequer plate base
Tech2	Handrail both sides
Unit size	-
Unit of measurement	m
ERC	£965
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding walkway comprising horizontal structural steel sub frame, steel deck with supports and tubular steel railings. (Note: Any vertical structural stanchions to support the walkway (e.g. at high level) are not included) or Attached walkway comprising horizontal steel angle frame bolted to adjacent wall, steel deck with supports and tubular steel railings on one side.
Referencing details	each item- width and length. handrails on one or both sides. Galvanised or painted
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Walkways, stairs, platforms, supporting steelwork, tanks etc.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	215N08G
Specific	Walkways, gantries
Descriptive	600mm wide galvanised
Tech1	Open mesh
Tech2	Handrail both sides
Unit size	-
Unit of measurement	m
ERC	£1,132
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding walkway comprising horizontal structural steel sub frame, steel deck with supports and tubular steel railings. (Note: Any vertical structural stanchions to support the walkway (e.g. at high level) are not included) or Attached walkway comprising horizontal steel angle frame bolted to adjacent wall, steel deck with supports and tubular steel railings on one side.
Referencing details	each item- width and length. handrails on one or both sides. Galvanised or painted
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Walkways, stairs, platforms, supporting steelwork, tanks etc.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	215N11G
Specific	Walkways, gantries
Descriptive	600mm wide galvanised
Tech1	Chequer plate base
Tech2	Handrail one side only
Unit size	-
Unit of measurement	m
ERC	£732
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding walkway comprising horizontal structural steel sub frame, steel deck with supports and tubular steel railings. (Note: Any vertical structural stanchions to support the walkway (e.g. at high level) are not included) or Attached walkway comprising horizontal steel angle frame bolted to adjacent wall, steel deck with supports and tubular steel railings on one side.
Referencing details	each item- width and length. handrails on one or both sides. Galvanised or painted
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Walkways, stairs, platforms, supporting steelwork, tanks etc.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	215N12G
Specific	Walkways, gantries
Descriptive	600mm wide galvanised
Tech1	Open mesh
Tech2	Handrail one side only
Unit size	-
Unit of measurement	m
ERC	£782
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding walkway comprising horizontal structural steel sub frame, steel deck with supports and tubular steel railings. (Note: Any vertical structural stanchions to support the walkway (e.g. at high level) are not included) or Attached walkway comprising horizontal steel angle frame bolted to adjacent wall, steel deck with supports and tubular steel railings on one side.
Referencing details	each item- width and length. handrails on one or both sides. Galvanised or painted
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Walkways, stairs, platforms, supporting steelwork, tanks etc.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	215N07
Specific	Walkways, gantries
Descriptive	600mm wide painted
Tech1	Chequer plate base
Tech2	Handrail both sides
Unit size	-
Unit of measurement	m
ERC	£888
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding walkway comprising horizontal structural steel sub frame, steel deck with supports and tubular steel railings. (Note: Any vertical structural stanchions to support the walkway (e.g. at high level) are not included) or Attached walkway comprising horizontal steel angle frame bolted to adjacent wall, steel deck with supports and tubular steel railings on one side.
Referencing details	each item- width and length. handrails on one or both sides. Galvanised or painted
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Walkways, stairs, platforms, supporting steelwork, tanks etc.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	215N08
Specific	Walkways, gantries
Descriptive	600mm wide painted
Tech1	Open mesh
Tech2	Handrail both sides
Unit size	-
Unit of measurement	m
ERC	£985
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding walkway comprising horizontal structural steel sub frame, steel deck with supports and tubular steel railings. (Note: Any vertical structural stanchions to support the walkway (e.g. at high level) are not included) or Attached walkway comprising horizontal steel angle frame bolted to adjacent wall, steel deck with supports and tubular steel railings on one side.
Referencing details	each item- width and length. handrails on one or both sides. Galvanised or painted
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Walkways, stairs, platforms, supporting steelwork, tanks etc.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	215N11
Specific	Walkways, gantries
Descriptive	600mm wide painted
Tech1	Chequer plate base
Tech2	Handrail one side only
Unit size	-
Unit of measurement	m
ERC	£636
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding walkway comprising horizontal structural steel sub frame, steel deck with supports and tubular steel railings. (Note: Any vertical structural stanchions to support the walkway (e.g. at high level) are not included) or Attached walkway comprising horizontal steel angle frame bolted to adjacent wall, steel deck with supports and tubular steel railings on one side.
Referencing details	each item- width and length. handrails on one or both sides. Galvanised or painted
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Walkways, stairs, platforms, supporting steelwork, tanks etc.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	215N12
Specific	Walkways, gantries
Descriptive	600mm wide painted
Tech1	Open mesh
Tech2	Handrail one side only
Unit size	-
Unit of measurement	m
ERC	£789
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding walkway comprising horizontal structural steel sub frame, steel deck with supports and tubular steel railings. (Note: Any vertical structural stanchions to support the walkway (e.g. at high level) are not included) or Attached walkway comprising horizontal steel angle frame bolted to adjacent wall, steel deck with supports and tubular steel railings on one side.
Referencing details	each item- width and length. handrails on one or both sides. Galvanised or painted
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Walkways, stairs, platforms, supporting steelwork, tanks etc.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	215N09G
Specific	Walkways, gantries
Descriptive	850mm wide galvanised
Tech1	Chequer plate base
Tech2	Handrail both sides
Unit size	-
Unit of measurement	m
ERC	£1,089
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding walkway comprising horizontal structural steel sub frame, steel deck with supports and tubular steel railings. (Note: Any vertical structural stanchions to support the walkway (e.g. at high level) are not included) or Attached walkway comprising horizontal steel angle frame bolted to adjacent wall, steel deck with supports and tubular steel railings on one side.
Referencing details	each item- width and length. handrails on one or both sides. Galvanised or painted
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Walkways, stairs, platforms, supporting steelwork, tanks etc.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	215N10G
Specific	Walkways, gantries
Descriptive	850mm wide galvanised
Tech1	Open mesh
Tech2	Handrail both sides
Unit size	-
Unit of measurement	m
ERC	£1,187
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding walkway comprising horizontal structural steel sub frame, steel deck with supports and tubular steel railings. (Note: Any vertical structural stanchions to support the walkway (e.g. at high level) are not included) or Attached walkway comprising horizontal steel angle frame bolted to adjacent wall, steel deck with supports and tubular steel railings on one side.
Referencing details	each item- width and length. handrails on one or both sides. Galvanised or painted
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Walkways, stairs, platforms, supporting steelwork, tanks etc.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	215N13G
Specific	Walkways, gantries
Descriptive	850mm wide galvanised
Tech1	Chequer plate base
Tech2	Handrail one side only
Unit size	-
Unit of measurement	m
ERC	£790
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding walkway comprising horizontal structural steel sub frame, steel deck with supports and tubular steel railings. (Note: Any vertical structural stanchions to support the walkway (e.g. at high level) are not included) or Attached walkway comprising horizontal steel angle frame bolted to adjacent wall, steel deck with supports and tubular steel railings on one side.
Referencing details	each item- width and length. handrails on one or both sides. Galvanised or painted
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Walkways, stairs, platforms, supporting steelwork, tanks etc.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	215N14G
Specific	Walkways, gantries
Descriptive	850mm wide galvanised
Tech1	Open mesh
Tech2	Handrail one side only
Unit size	-
Unit of measurement	m
ERC	£836
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding walkway comprising horizontal structural steel sub frame, steel deck with supports and tubular steel railings. (Note: Any vertical structural stanchions to support the walkway (e.g. at high level) are not included) or Attached walkway comprising horizontal steel angle frame bolted to adjacent wall, steel deck with supports and tubular steel railings on one side.
Referencing details	each item- width and length. handrails on one or both sides. Galvanised or painted
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Walkways, stairs, platforms, supporting steelwork, tanks etc.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	215N09
Specific	Walkways, gantries
Descriptive	850mm wide painted
Tech1	Chequer plate base
Tech2	Handrail both sides
Unit size	-
Unit of measurement	m
ERC	£940
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding walkway comprising horizontal structural steel sub frame, steel deck with supports and tubular steel railings. (Note: Any vertical structural stanchions to support the walkway (e.g. at high level) are not included) or Attached walkway comprising horizontal steel angle frame bolted to adjacent wall, steel deck with supports and tubular steel railings on one side.
Referencing details	each item- width and length. handrails on one or both sides. Galvanised or painted
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Walkways, stairs, platforms, supporting steelwork, tanks etc.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	215N10
Specific	Walkways, gantries
Descriptive	850mm wide painted
Tech1	Open mesh
Tech2	Handrail both sides
Unit size	-
Unit of measurement	m
ERC	£1,055
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding walkway comprising horizontal structural steel sub frame, steel deck with supports and tubular steel railings. (Note: Any vertical structural stanchions to support the walkway (e.g. at high level) are not included) or Attached walkway comprising horizontal steel angle frame bolted to adjacent wall, steel deck with supports and tubular steel railings on one side.
Referencing details	each item- width and length. handrails on one or both sides. Galvanised or painted
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Walkways, stairs, platforms, supporting steelwork, tanks etc.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	215N13
Specific	Walkways, gantries
Descriptive	850mm wide painted
Tech1	Chequer plate base
Tech2	Handrail one side only
Unit size	-
Unit of measurement	m
ERC	£712
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding walkway comprising horizontal structural steel sub frame, steel deck with supports and tubular steel railings. (Note: Any vertical structural stanchions to support the walkway (e.g. at high level) are not included) or Attached walkway comprising horizontal steel angle frame bolted to adjacent wall, steel deck with supports and tubular steel railings on one side.
Referencing details	each item- width and length. handrails on one or both sides. Galvanised or painted
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Walkways, stairs, platforms, supporting steelwork, tanks etc.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	215N14
Specific	Walkways, gantries
Descriptive	850mm wide painted
Tech1	Open mesh
Tech2	Handrail one side only
Unit size	-
Unit of measurement	m
ERC	£739
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Freestanding walkway comprising horizontal structural steel sub frame, steel deck with supports and tubular steel railings. (Note: Any vertical structural stanchions to support the walkway (e.g. at high level) are not included) or Attached walkway comprising horizontal steel angle frame bolted to adjacent wall, steel deck with supports and tubular steel railings on one side.
Referencing details	each item- width and length. handrails on one or both sides. Galvanised or painted
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Walkways, stairs, platforms, supporting steelwork, tanks etc.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	215N06
Specific	Walkways, gantries
Descriptive	Platforms with handrails for caged ladders - galvanised
Tech1	0.85m x 0.85m weld mesh type flooring
Tech2	On tanks > 9.0m ht
Unit size	-
Unit of measurement	m
ERC	£1,441
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Metal - Steel stairways, walkways are purpose made to specific designs in the factory and transported to site. Fixing in location is normally by fixing bolts (occasionally welded) and built up in workable sections. Usually galvanised but some items are specifically painted to customer requirements.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Tanks, handrails, platforms
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stairs, Ladders and Walkways
CG Code	215N05
Specific	Walkways, gantries
Descriptive	Platforms with handrails for caged ladders - painted
Tech1	0.85m x 0.85m weld mesh type flooring
Tech2	On tanks > 9.0m ht
Unit size	-
Unit of measurement	m
ERC	£986
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Metal - Steel stairways, walkways are purpose made to specific designs in the factory and transported to site. Fixing in location is normally by fixing bolts (occasionally welded) and built up in workable sections. Usually galvanised but some items are specifically painted to customer requirements.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Tanks, handrails, platforms
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Steelwork
CG Code	215NNG
Specific	All-in average price
Descriptive	Weight of steel - galvanised
Tech1	Price per tonne
Tech2	-
Unit size	-
Unit of measurement	Tonnes
ERC	£3,321
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	This an average figure for all average section structural and fabricated galvanised steelwork based on tonne rate.
Referencing details	For use where the exact weight and makeup of the steel work is such that detailed referencing cannot be undertaken either for safety or security or size reasons. Weight of steel to be estimated based on a detail of a specific section where possible.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Concrete supports and foundations.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Steelwork
CG Code	3050CK
Specific	Castellated members
Descriptive	<=20 tonnes
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Tonnes
ERC	£3,058
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Castellated beams. Split and joined extended web steel beams - to provide additional strength. Connections will be by riveting, bolting or welded joints. Including fittings and erection on site. Factory primed.
Referencing details	Calculate weight in tonnes.
Cost information notes	Cost includes fittings and erection on site. See: Item Code 3050FU for galvanising Item Code 3050FZ for painting on site Excludes Fire Protection Excludes Foundations
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Castellated beam in formation - being welded. Photo 2 - Castellated beams in position - forming pipe bridge. Photo 3 - Typical prefabricated beams used as floor supports.
Photo notes	-

Photo1

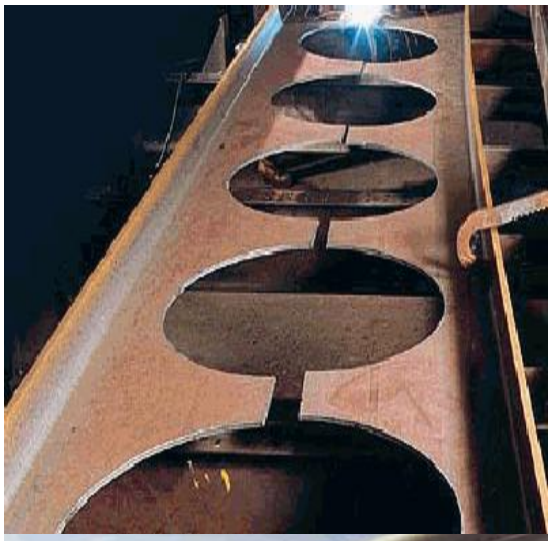

Photo2

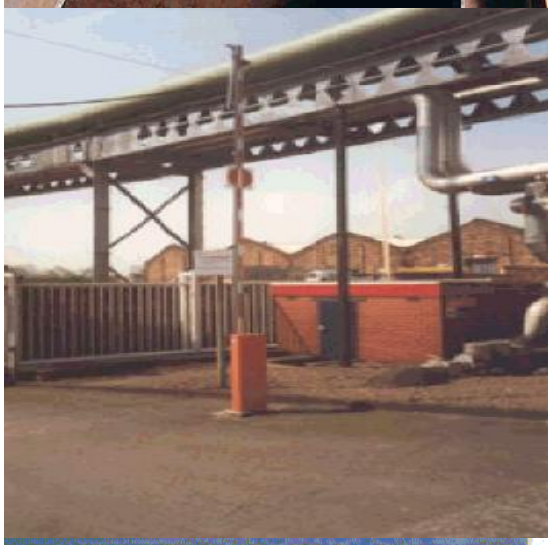

Photo3

Back

Generic Category	Steelwork
CG Code	3050CN
Specific	Castellated members
Descriptive	>1000 tonnes
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Tonnes
ERC	£2,549
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Castellated beams. Split and joined extended web steel beams - to provide additional strength. Connections will be by riveting, bolting or welded joints. Including fittings and erection on site. Factory primed.
Referencing details	Calculate weight in tonnes.
Cost information notes	Cost includes fittings and erection on site. See: Item Code 3050FU for galvanising Item Code 3050FZ for painting on site Excludes Fire Protection Excludes Foundations
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Castellated beam in formation - being welded. Photo 2 - Castellated beams in position - forming pipe bridge. Photo 3 - Typical prefabricated beams used as floor supports.
Photo notes	-

Photo1

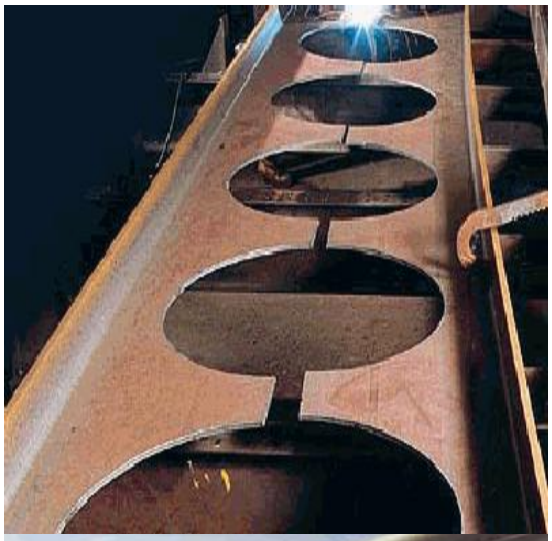

Photo2

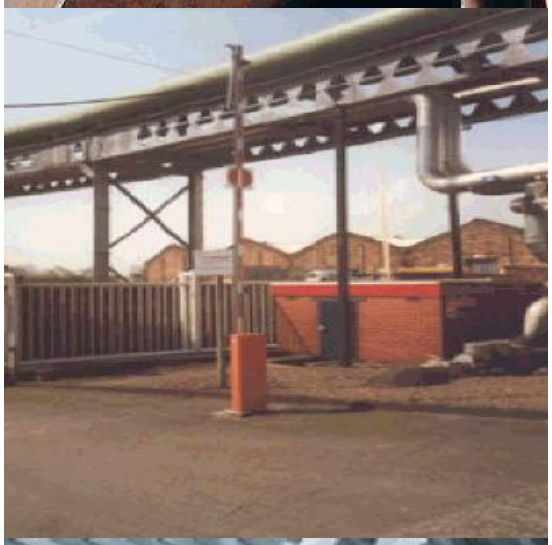

Photo3

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Generic Category	Steelwork
CG Code	3050CM
Specific	Castellated members
Descriptive	150 - 1000 tonnes
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Tonnes
ERC	£2,719
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Castellated beams. Split and joined extended web steel beams - to provide additional strength. Connections will be by riveting, bolting or welded joints. Including fittings and erection on site. Factory primed.
Referencing details	Calculate weight in tonnes.
Cost information notes	Cost includes fittings and erection on site. See: Item Code 3050FU for galvanising Item Code 3050FZ for painting on site Excludes Fire Protection Excludes Foundations
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Castellated beam in formation - being welded. Photo 2 - Castellated beams in position - forming pipe bridge. Photo 3 - Typical prefabricated beams used as floor supports.
Photo notes	-

Photo1

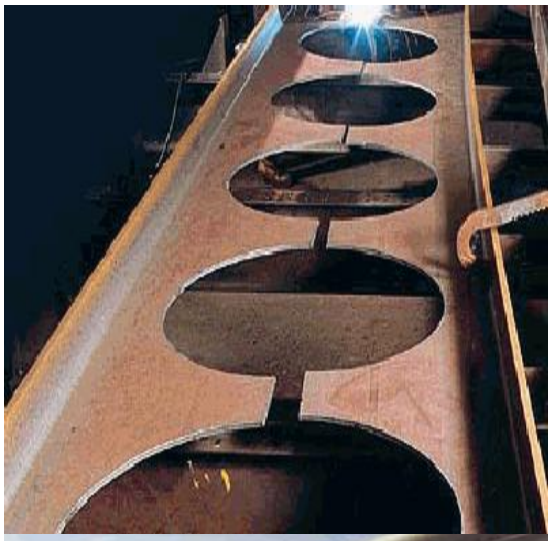

Photo2

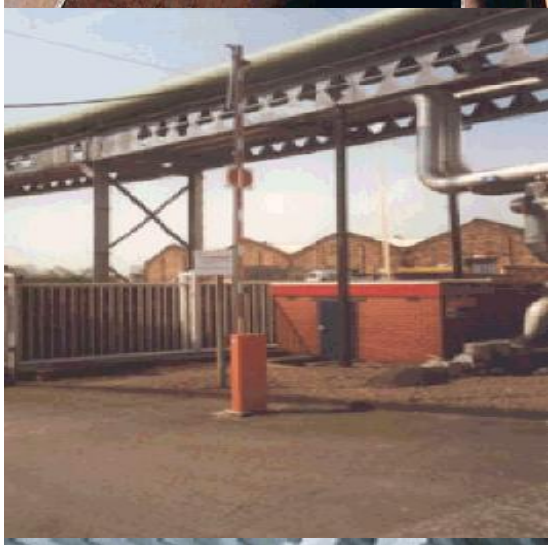

Photo3

Back

Generic Category	Steelwork
CG Code	3050CL
Specific	Castellated members
Descriptive	20 - 150 tonnes
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Tonnes
ERC	£2,888
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Castellated beams. Split and joined extended web steel beams - to provide additional strength. Connections will be by riveting, bolting or welded joints. Including fittings and erection on site. Factory primed.
Referencing details	Calculate weight in tonnes.
Cost information notes	Cost includes fittings and erection on site. See: Item Code 3050FU for galvanising Item Code 3050FZ for painting on site Excludes Fire Protection Excludes Foundations
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Castellated beam in formation - being welded. Photo 2 - Castellated beams in position - forming pipe bridge. Photo 3 - Typical prefabricated beams used as floor supports.
Photo notes	-

Photo1

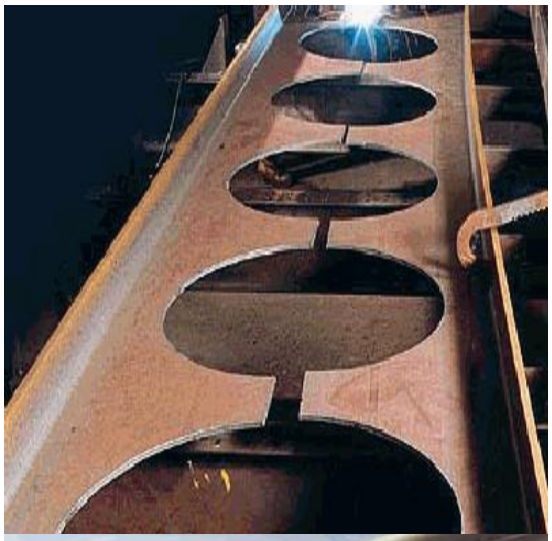

Photo2

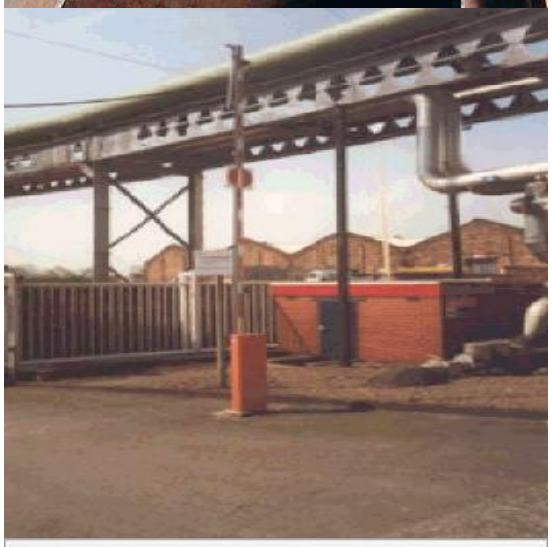

Photo3

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Generic Category	Steelwork
CG Code	3050C5
Specific	Compound members
Descriptive	<=20 tonnes
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Tonnes
ERC	£2,804
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Steel members - e.g. joists or channels, have been strengthened by adding additional web or flange plates. Connections will be by riveting, bolting or welded joints. Used where it is necessary by design to increase the strength or bearing capacity without increasing substantially the overall dimensions of the member Typical installation - plate girder railway bridges.
Referencing details	Calculate weight in tonnes.
Cost information notes	See Item Code 3050FU for galvanising. Item Code 3050FZ for painting on site. Excludes fire protection. Excludes foundations.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Steelwork
CG Code	3050C8
Specific	Compound members
Descriptive	> 1000 tonnes
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Tonnes
ERC	£2,468
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Steel members - e.g. joists or channels, have been strengthened by adding additional web or flange plates. Connections will be by riveting, bolting or welded joints. Used where it is necessary by design to increase the strength or bearing capacity without increasing substantially the overall dimensions of the member Typical installation - plate girder railway bridges.
Referencing details	Calculate weight in tonnes.
Cost information notes	See Item Code 3050FU for galvanising. Item Code 3050FZ for painting on site. Excludes fire protection. Excludes foundations.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Steelwork
CG Code	3050C7
Specific	Compound members
Descriptive	150 - 1000 tonnes
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Tonnes
ERC	£2,530
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Steel members - e.g. joists or channels, have been strengthened by adding additional web or flange plates. Connections will be by riveting, bolting or welded joints. Used where it is necessary by design to increase the strength or bearing capacity without increasing substantially the overall dimensions of the member Typical installation - plate girder railway bridges.
Referencing details	Calculate weight in tonnes.
Cost information notes	See Item Code 3050FU for galvanising. Item Code 3050FZ for painting on site. Excludes fire protection. Excludes foundations.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Steelwork
CG Code	3050C6
Specific	Compound members
Descriptive	20 - 150 tonnes
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Tonnes
ERC	£2,664
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Steel members - e.g. joists or channels, have been strengthened by adding additional web or flange plates. Connections will be by riveting, bolting or welded joints. Used where it is necessary by design to increase the strength or bearing capacity without increasing substantially the overall dimensions of the member Typical installation - plate girder railway bridges.
Referencing details	Calculate weight in tonnes.
Cost information notes	See Item Code 3050FU for galvanising. Item Code 3050FZ for painting on site. Excludes fire protection. Excludes foundations.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Steelwork
CG Code	3050FA
Specific	Fire protection
Descriptive	Board lining to steelwork
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£35
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Steelwork - Fire Protection - A non-combustible board in which the unique cellular structure of vermiculite is maintained by a pre-treatment process. This gives excellent thermal insulation properties with dimensional stability at high temperatures. It is used extensively for the fire protection of structural elements in buildings such as steel beams and columns and to provide up to 4 hours fire protection. It may also be used to protect sheet metal ducts and for the construction of smoke extraction ducts.
Referencing details	Dimensions and weights of beams or columns.
Cost information notes	Cost given per m2 of board covering. Excludes decorative finish.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

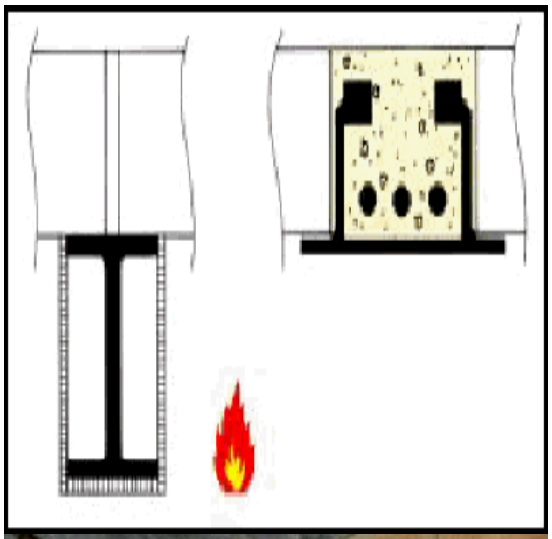

Photo2

Photo3

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Generic Category	Steelwork
CG Code	3050FF
Specific	Fire protection
Descriptive	Intumescent paint
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£15
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Intumescent paint coating to steel beams and columns to achieve 1 hour fire resistance. Decorative final coat. Heat in a fire triggers a catalytic reaction causing expansion of an insulating char layer up to 50 times the paint film thickness. This keeps the steel below its critical temperature thus maintaining the structural stability of the building.
Referencing details	-
Cost information notes	This is a paint coverage that was previously measured in tonnes and has now been corrected to m2 as per measurement rules. Excludes decorative finish. Unit price relates to weight of steel being protected. See also Item Codes 31A055/A/F/K/P/U/31A060/5.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

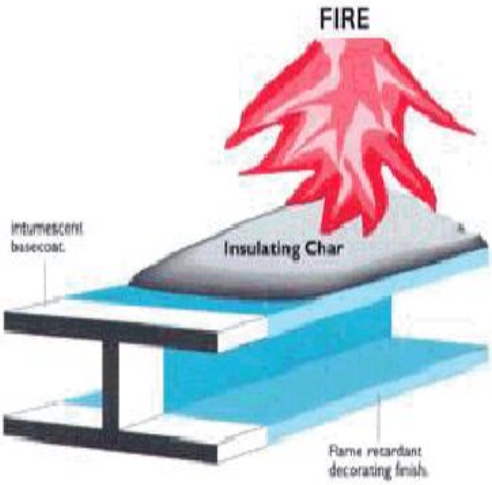

Photo2

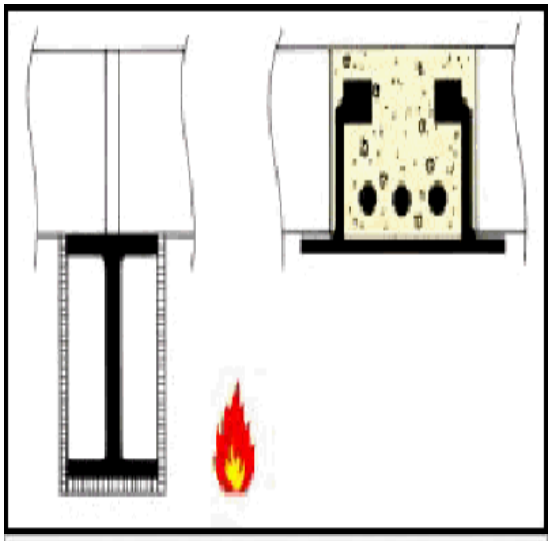

Photo3

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Generic Category	Steelwork
CG Code	3050F5
Specific	Fire protection
Descriptive	Reinforced concrete surround to steel
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Tonnes
ERC	£1,504
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Steelwork * Fire protection * Reinforced concrete surround to steel
Referencing details	Calculate weight in tonnes.
Cost information notes	Excludes decorative finish. Unit price relates to weight of steel being protected.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Steelwork
CG Code	3050CA
Specific	Lattice
Descriptive	<=20 tonnes
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Tonnes
ERC	£3,772
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Steel members of smaller section e.g. RSJ, angles, tees or channels used as bracing or stiffening in framed structures or in roof trusses. Connections will be by riveting, bolt or welded joints. This type will often be used in conjunction with plain, compound or castellated members to provide support for bracing. For combined use see section on mixed steelwork codes 305B01-305B16.
Referencing details	Calculate weight in tonnes.
Cost information notes	See Item Code 3050FU for galvanising. Item Code 3050FZ for painting on site. Excludes fire protection. Excludes foundations.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical support showing lattice elements of angles used as bracing and tie bars. Use of plain members as uprights might put this into mixed classification.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Steelwork
CG Code	3050CD
Specific	Lattice
Descriptive	>1000 tonnes
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Tonnes
ERC	£3,110
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Steel members of smaller section e.g. RSJ, angles, tees or channels used as bracing or stiffening in framed structures or in roof trusses. Connections will be by riveting, bolt or welded joints. This type will often be used in conjunction with plain, compound or castellated members to provide support for bracing. For combined use see section on mixed steelwork codes 305B01-305B16.
Referencing details	Calculate weight in tonnes.
Cost information notes	See Item Code 3050FU for galvanising. Item Code 3050FZ for painting on site. Excludes fire protection. Excludes foundations.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical support showing lattice elements of angles used as bracing and tie bars. Use of plain members as uprights might put this into mixed classification.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Steelwork
CG Code	3050CC
Specific	Lattice
Descriptive	150 - 1000 tonnes
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Tonnes
ERC	£3,331
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Steel members of smaller section e.g. RSJ, angles, tees or channels used as bracing or stiffening in framed structures or in roof trusses. Connections will be by riveting, bolt or welded joints. This type will often be used in conjunction with plain, compound or castellated members to provide support for bracing. For combined use see section on mixed steelwork codes 305B01-305B16.
Referencing details	Calculate weight in tonnes.
Cost information notes	See Item Code 3050FU for galvanising. Item Code 3050FZ for painting on site. Excludes fire protection. Excludes foundations.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical support showing lattice elements of angles used as bracing and tie bars. Use of plain members as uprights might put this into mixed classification.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Steelwork
CG Code	3050CB
Specific	Lattice
Descriptive	20 - 150 tonnes
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Tonnes
ERC	£3,551
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Steel members of smaller section e.g. RSJ, angles, tees or channels used as bracing or stiffening in framed structures or in roof trusses. Connections will be by riveting, bolt or welded joints. This type will often be used in conjunction with plain, compound or castellated members to provide support for bracing. For combined use see section on mixed steelwork codes 305B01-305B16.
Referencing details	Calculate weight in tonnes.
Cost information notes	See Item Code 3050FU for galvanising. Item Code 3050FZ for painting on site. Excludes fire protection. Excludes foundations.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical support showing lattice elements of angles used as bracing and tie bars. Use of plain members as uprights might put this into mixed classification.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Steelwork
CG Code	3050FU
Specific	Off site treatment
Descriptive	Galvanising
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Tonnes
ERC	£215
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Apply galvanising to steel for protection
Referencing details	Calculate weight in tonnes.
Cost information notes	Excludes decorative finish. Unit price relates to weight of steel being protected. See also Item Codes 31A055/A/F/K/P/U/31A060/5.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Steelwork
CG Code	3050FZ
Specific	On site treatment
Descriptive	Painting on site
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Tonnes
ERC	£294
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Apply one coat primer, two undercoats and one finishing coat of gloss oil paint to steel
Referencing details	Calculate weight in tonnes.
Cost information notes	Cost relates to weight of steel being protected.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Steelwork
CG Code	3050CF
Specific	Plain hollow section
Descriptive	<=20 tonnes
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Tonnes
ERC	£3,058
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General mixed steel - a mixture of plain, castellated or compound members with general lattice sections for bracing and strengthening.
Referencing details	Calculate weight in tonnes.
Cost information notes	Cost includes fittings and erection on site. See: Item Code 3050FU for galvanising Item Code 3050FZ for painting on site Excludes Fire Protection Excludes Foundations
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Mainly plain members with lattice members. Photo 2 - Simple example of plain and lattice members - Note joining plates bolted. Photo 3 - Support structure with plain vertical members and lattice.
Photo notes	-

Photo1

Photo2

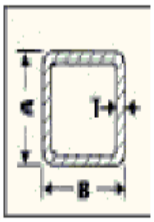

Photo3

Back

Generic Category	Steelwork
CG Code	3050CJ
Specific	Plain hollow section
Descriptive	>1000 tonnes
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Tonnes
ERC	£2,549
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General mixed steel - a mixture of plain, castellated or compound members with general lattice sections for bracing and strengthening.
Referencing details	Calculate weight in tonnes.
Cost information notes	Cost includes fittings and erection on site. See: Item Code 3050FU for galvanising Item Code 3050FZ for painting on site Excludes Fire Protection Excludes Foundations
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Mainly plain members with lattice members. Photo 2 - Simple example of plain and lattice members - Note joining plates bolted. Photo 3 - Support structure with plain vertical members and lattice.
Photo notes	-

Photo1

Photo2

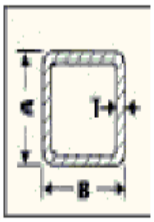

Photo3

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Generic Category	Steelwork
CG Code	3050CH
Specific	Plain hollow section
Descriptive	150 - 1000 tonnes
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Tonnes
ERC	£2,719
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General mixed steel - a mixture of plain, castellated or compound members with general lattice sections for bracing and strengthening.
Referencing details	Calculate weight in tonnes.
Cost information notes	Cost includes fittings and erection on site. See: Item Code 3050FU for galvanising Item Code 3050FZ for painting on site Excludes Fire Protection Excludes Foundations
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Mainly plain members with lattice members. Photo 2 - Simple example of plain and lattice members - Note joining plates bolted. Photo 3 - Support structure with plain vertical members and lattice.
Photo notes	-

Photo1

Photo2

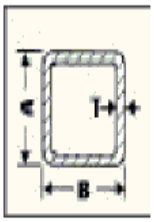

Photo3

Back

Generic Category	Steelwork
CG Code	3050CG
Specific	Plain hollow section
Descriptive	20 - 150 tonnes
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Tonnes
ERC	£2,888
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General mixed steel - a mixture of plain, castellated or compound members with general lattice sections for bracing and strengthening.
Referencing details	Calculate weight in tonnes.
Cost information notes	Cost includes fittings and erection on site. See: Item Code 3050FU for galvanising Item Code 3050FZ for painting on site Excludes Fire Protection Excludes Foundations
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Mainly plain members with lattice members. Photo 2 - Simple example of plain and lattice members - Note joining plates bolted. Photo 3 - Support structure with plain vertical members and lattice.
Photo notes	-

Photo1

Photo2

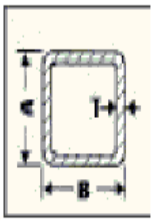

Photo3

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Generic Category	Steelwork
CG Code	3050C0
Specific	Plain members
Descriptive	<=20 tonnes
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Tonnes
ERC	£2,753
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General mixed steel - a mixture of plain, castellated or compound members with general lattice sections for bracing and strengthening.
Referencing details	Calculate weight in tonnes.
Cost information notes	Cost includes fittings and erection on site. See: Item Code 3050FU for galvanising Item Code 3050FZ for painting on site Excludes Fire Protection Excludes Foundations
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Mainly plain members with lattice members. Photo 2 - Simple example of plain and lattice members - Note joining plates bolted. Photo 3 - Support structure with plain vertical members and lattice.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Steelwork
CG Code	3050C3
Specific	Plain members
Descriptive	>1000 tonnes
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Tonnes
ERC	£2,269
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General mixed steel - a mixture of plain, castellated or compound members with general lattice sections for bracing and strengthening.
Referencing details	Calculate weight in tonnes.
Cost information notes	Cost includes fittings and erection on site. See: Item Code 3050FU for galvanising Item Code 3050FZ for painting on site Excludes Fire Protection Excludes Foundations
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Mainly plain members with lattice members. Photo 2 - Simple example of plain and lattice members - Note joining plates bolted. Photo 3 - Support structure with plain vertical members and lattice.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Steelwork
CG Code	3050C2
Specific	Plain members
Descriptive	150 - 1000 tonnes
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Tonnes
ERC	£2,430
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General mixed steel - a mixture of plain, castellated or compound members with general lattice sections for bracing and strengthening.
Referencing details	Calculate weight in tonnes.
Cost information notes	Cost includes fittings and erection on site. See: Item Code 3050FU for galvanising Item Code 3050FZ for painting on site Excludes Fire Protection Excludes Foundations
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Mainly plain members with lattice members. Photo 2 - Simple example of plain and lattice members - Note joining plates bolted. Photo 3 - Support structure with plain vertical members and lattice.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Steelwork
CG Code	3050C1
Specific	Plain members
Descriptive	20 - 150 tonnes
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Tonnes
ERC	£2,592
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General mixed steel - a mixture of plain, castellated or compound members with general lattice sections for bracing and strengthening.
Referencing details	Calculate weight in tonnes.
Cost information notes	Cost includes fittings and erection on site. See: Item Code 3050FU for galvanising Item Code 3050FZ for painting on site Excludes Fire Protection Excludes Foundations
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Mainly plain members with lattice members. Photo 2 - Simple example of plain and lattice members - Note joining plates bolted. Photo 3 - Support structure with plain vertical members and lattice.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Steelwork
CG Code	215NNE
Specific	Stairs, Handrails and Walkways
Descriptive	Metal
Tech1	Weight of steel - galvanised
Tech2	Price per tonne
Unit size	-
Unit of measurement	Tonnes
ERC	£4,570
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	All-in general rate for fabricated small section steelwork, typical of the sections used for staircases, walkways, light framing and supports, handrails, balustradesetc. Section unlikely to exceed 150mm in any direction. Average weight of elements will be less than 15kg per linear metre.
Referencing details	Calculate weight in tonnes.
Cost information notes	-
rateable element	Class 4 Table 3.
non rateable element	-
Adjusted Plant and Machinery	Concrete supports and foundations.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

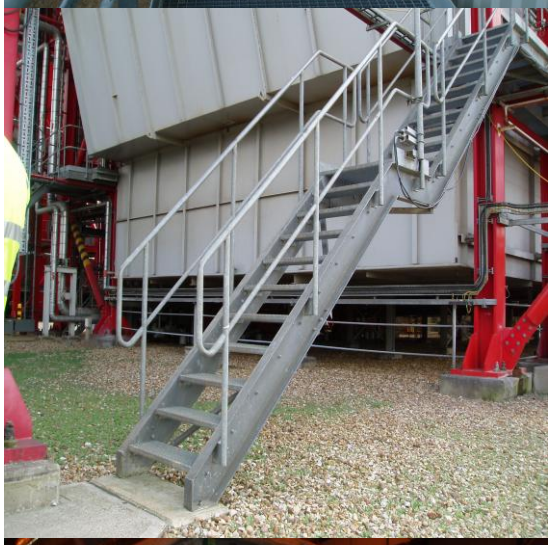

Photo3

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Generic Category	Steelwork
CG Code	3050B1
Specific	Supports
Descriptive	Compound and lattice mix
Tech1	< = 20 tonnes
Tech2	-
Unit size	-
Unit of measurement	Tonnes
ERC	£3,288
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General mixed steel - a mixture of plain, castellated or compound members with general lattice sections for bracing and strengthening.
Referencing details	Calculate weight in tonnes.
Cost information notes	Cost includes fittings and erection on site. See: Item Code 3050FU for galvanising Item Code 3050FZ for painting on site Excludes Fire Protection Excludes Foundations
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical steel structure with likely combination of compound and lattice members.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Steelwork
CG Code	3050B2
Specific	Supports
Descriptive	Compound and lattice mix
Tech1	20 - 150 tonnes
Tech2	-
Unit size	-
Unit of measurement	Tonnes
ERC	£3,418
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General mixed steel - a mixture of plain, castellated or compound members with general lattice sections for bracing and strengthening.
Referencing details	Calculate weight in tonnes.
Cost information notes	Cost includes fittings and erection on site. See: Item Code 3050FU for galvanising Item Code 3050FZ for painting on site Excludes Fire Protection Excludes Foundations
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical steel structure with likely combination of compound and lattice members.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Steelwork
CG Code	3050B3
Specific	Supports
Descriptive	Compound and lattice mix
Tech1	150 - 1000 tonnes
Tech2	-
Unit size	-
Unit of measurement	Tonnes
ERC	£3,223
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General mixed steel - a mixture of plain, castellated or compound members with general lattice sections for bracing and strengthening.
Referencing details	Calculate weight in tonnes.
Cost information notes	Cost includes fittings and erection on site. See: Item Code 3050FU for galvanising Item Code 3050FZ for painting on site Excludes Fire Protection Excludes Foundations
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical steel structure with likely combination of compound and lattice members.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Steelwork
CG Code	3050B4
Specific	Supports
Descriptive	Compound and lattice mix
Tech1	>1000 tonnes
Tech2	-
Unit size	-
Unit of measurement	Tonnes
ERC	£3,067
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General mixed steel - a mixture of plain, castellated or compound members with general lattice sections for bracing and strengthening.
Referencing details	Calculate weight in tonnes.
Cost information notes	Cost includes fittings and erection on site. See: Item Code 3050FU for galvanising Item Code 3050FZ for painting on site Excludes Fire Protection Excludes Foundations
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical steel structure with likely combination of compound and lattice members.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Steelwork
CG Code	3050B13
Specific	Supports
Descriptive	General mixed steel
Tech1	< = 20 tonnes
Tech2	-
Unit size	-
Unit of measurement	Tonnes
ERC	£3,406
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General mixed steel - a mixture of plain, castellated or compound members with general lattice sections for bracing and strengthening.
Referencing details	Calculate weight in tonnes.
Cost information notes	Cost includes fittings and erection on site. See: Item Code 3050FU for galvanising Item Code 3050FZ for painting on site Excludes Fire Protection Excludes Foundations
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Mixed structure with lattice, plain and compound members. Photo 2 - Mixed structure with mainly plain and lattice members. Photo 3 - Mixed structure with small scale lattice sections and plain members.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Steelwork
CG Code	3050B14
Specific	Supports
Descriptive	General mixed steel
Tech1	20 - 150 tonnes
Tech2	-
Unit size	-
Unit of measurement	Tonnes
ERC	£3,215
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General mixed steel - a mixture of plain, castellated or compound members with general lattice sections for bracing and strengthening.
Referencing details	Calculate weight in tonnes.
Cost information notes	Cost includes fittings and erection on site. See: Item Code 3050FU for galvanising Item Code 3050FZ for painting on site Excludes Fire Protection Excludes Foundations
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Mixed structure with lattice, plain and compound members. Photo 2 - Mixed structure with mainly plain and lattice members. Photo 3 - Mixed structure with small scale lattice sections and plain members.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Steelwork
CG Code	3050B15
Specific	Supports
Descriptive	General mixed steel
Tech1	150 - 1000 tonnes
Tech2	-
Unit size	-
Unit of measurement	Tonnes
ERC	£3,027
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General mixed steel - a mixture of plain, castellated or compound members with general lattice sections for bracing and strengthening.
Referencing details	Calculate weight in tonnes.
Cost information notes	Cost includes fittings and erection on site. See: Item Code 3050FU for galvanising Item Code 3050FZ for painting on site Excludes Fire Protection Excludes Foundations
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Mixed structure with lattice, plain and compound members. Photo 2 - Mixed structure with mainly plain and lattice members. Photo 3 - Mixed structure with small scale lattice sections and plain members.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Steelwork
CG Code	3050B16
Specific	Supports
Descriptive	General mixed steel
Tech1	>1000 tonnes
Tech2	-
Unit size	-
Unit of measurement	Tonnes
ERC	£2,858
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General mixed steel - a mixture of plain, castellated or compound members with general lattice sections for bracing and strengthening.
Referencing details	Calculate weight in tonnes.
Cost information notes	Cost includes fittings and erection on site. See: Item Code 3050FU for galvanising Item Code 3050FZ for painting on site Excludes Fire Protection Excludes Foundations
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Mixed structure with lattice, plain and compound members. Photo 2 - Mixed structure with mainly plain and lattice members. Photo 3 - Mixed structure with small scale lattice sections and plain members.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Steelwork
CG Code	3050B5
Specific	Supports
Descriptive	Plain (hollow section) and lattice
Tech1	< = 20 tonnes
Tech2	-
Unit size	-
Unit of measurement	Tonnes
ERC	£3,755
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Rolled mild steel circular or rectangular hollow section members with lattice sections riveted bolted or welded connections, factory primed and erected on foundations
Referencing details	Calculate weight in tonnes.
Cost information notes	Cost includes fittings and erection on site. See: Item Code 3050FU for galvanising Item Code 3050FZ for painting on site Excludes Fire Protection Excludes Foundations
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Steelwork
CG Code	3050B6
Specific	Supports
Descriptive	Plain (hollow section) and lattice
Tech1	20 - 150 tonnes
Tech2	-
Unit size	-
Unit of measurement	Tonnes
ERC	£3,541
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Rolled mild steel circular or rectangular hollow section members with lattice sections riveted bolted or welded connections, factory primed and erected on foundations
Referencing details	Calculate weight in tonnes.
Cost information notes	Cost includes fittings and erection on site. See: Item Code 3050FU for galvanising Item Code 3050FZ for painting on site Excludes Fire Protection Excludes Foundations
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Steelwork
CG Code	3050B7
Specific	Supports
Descriptive	Plain (hollow section) and lattice
Tech1	150 - 1000 tonnes
Tech2	-
Unit size	-
Unit of measurement	Tonnes
ERC	£3,326
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Rolled mild steel circular or rectangular hollow section members with lattice sections riveted bolted or welded connections, factory primed and erected on foundations
Referencing details	Calculate weight in tonnes.
Cost information notes	Cost includes fittings and erection on site. See: Item Code 3050FU for galvanising Item Code 3050FZ for painting on site Excludes Fire Protection Excludes Foundations
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Steelwork
CG Code	3050B8
Specific	Supports
Descriptive	Plain (hollow section) and lattice
Tech1	>1000 tonnes
Tech2	-
Unit size	-
Unit of measurement	Tonnes
ERC	£3,112
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Rolled mild steel circular or rectangular hollow section members with lattice sections riveted bolted or welded connections, factory primed and erected on foundations
Referencing details	Calculate weight in tonnes.
Cost information notes	Cost includes fittings and erection on site. See: Item Code 3050FU for galvanising Item Code 3050FZ for painting on site Excludes Fire Protection Excludes Foundations
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Steelwork
CG Code	3050B10
Specific	Supports
Descriptive	Plain members and lattice
Tech1	20 - 150 tonnes
Tech2	-
Unit size	-
Unit of measurement	Tonnes
ERC	£3,378
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General mixed steel - a mixture of plain, castellated or compound members with general lattice sections for bracing and strengthening.
Referencing details	Calculate weight in tonnes.
Cost information notes	Cost includes fittings and erection on site. See: Item Code 3050FU for galvanising Item Code 3050FZ for painting on site Excludes Fire Protection Excludes Foundations
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Mainly plain members with lattice members. Photo 2 - Simple example of plain and lattice members - Note joining plates bolted. Photo 3 - Support structure with plain vertical members and lattice.
Photo notes	-

Photo1

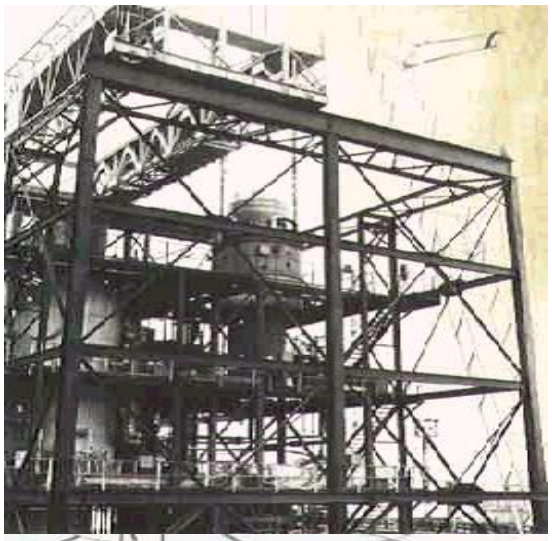

Photo2

Photo3

Back

Generic Category	Steelwork
CG Code	3050B11
Specific	Supports
Descriptive	Plain members and lattice
Tech1	150 - 1000 tonnes
Tech2	-
Unit size	-
Unit of measurement	Tonnes
ERC	£3,168
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General mixed steel - a mixture of plain, castellated or compound members with general lattice sections for bracing and strengthening.
Referencing details	Calculate weight in tonnes.
Cost information notes	Cost includes fittings and erection on site. See: Item Code 3050FU for galvanising Item Code 3050FZ for painting on site Excludes Fire Protection Excludes Foundations
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Mainly plain members with lattice members. Photo 2 - Simple example of plain and lattice members - Note joining plates bolted. Photo 3 - Support structure with plain vertical members and lattice.
Photo notes	-

Photo1

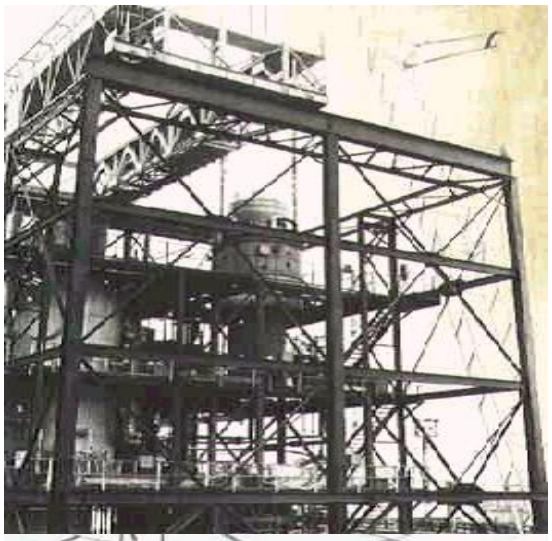

Photo2

Photo3

Back

Generic Category	Steelwork
CG Code	3050B12
Specific	Supports
Descriptive	Plain members and lattice
Tech1	>1000 tonnes
Tech2	-
Unit size	-
Unit of measurement	Tonnes
ERC	£2,957
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General mixed steel - a mixture of plain, castellated or compound members with general lattice sections for bracing and strengthening.
Referencing details	Calculate weight in tonnes.
Cost information notes	Cost includes fittings and erection on site. See: Item Code 3050FU for galvanising Item Code 3050FZ for painting on site Excludes Fire Protection Excludes Foundations
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Mainly plain members with lattice members. Photo 2 - Simple example of plain and lattice members - Note joining plates bolted. Photo 3 - Support structure with plain vertical members and lattice.
Photo notes	-

Photo1

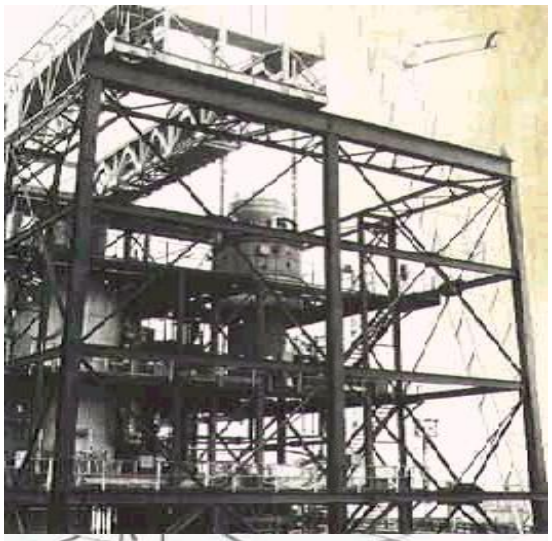

Photo2

Photo3

Back

Generic Category	Steelwork
CG Code	3050B9
Specific	Supports
Descriptive	Plain members and lattice
Tech1	< = 20 tonnes
Tech2	-
Unit size	-
Unit of measurement	Tonnes
ERC	£3,588
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	General mixed steel - a mixture of plain, castellated or compound members with general lattice sections for bracing and strengthening.
Referencing details	Calculate weight in tonnes.
Cost information notes	Cost includes fittings and erection on site. See: Item Code 3050FU for galvanising Item Code 3050FZ for painting on site Excludes Fire Protection Excludes Foundations
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Mainly plain members with lattice members. Photo 2 - Simple example of plain and lattice members - Note joining plates bolted. Photo 3 - Support structure with plain vertical members and lattice.
Photo notes	-

Photo1

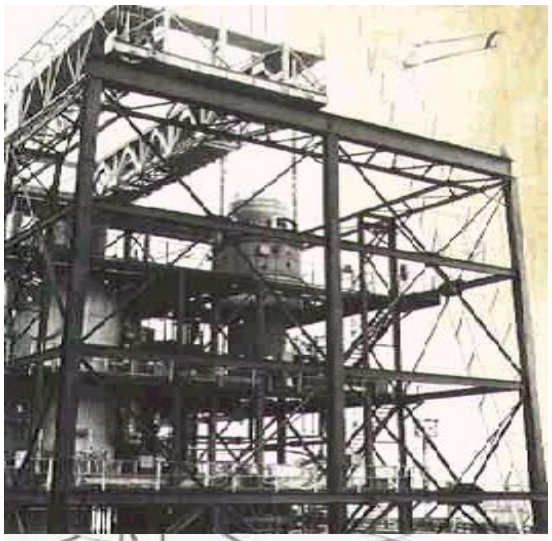

Photo2

Photo3

Back

Generic Category	Stores in Industrial Complexes
CG Code	42R00A
Specific	Basic range
Descriptive	Single storey brick built, softwood trussed pitched roof with trapezoidal profile sheeting, roller shutter door/personnel door basic light and power and construction materials
Tech1	<50m²
Tech2	3.0m eaves ht
Unit size	-
Unit of measurement	m2
ERC	£715
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single storey traditional construction with trapezoidal profile sheet roof covering laid on softwood trusses over one brick thick walls on concrete strip foundations, reinforced concrete ground floor slab with a trowelled finish. 1nr steel personnel door, 1nr electric industrial Roller Shutter door approx. size 3.5m x 3.0m. Basic electrical provision providing light and single phase 13amp power. No windows or roof lights provided. Basic rainwater goods and materials used for construction.
Referencing details	See Rating Manual Property Inspector Manual Section 5: Inspection of industrials
Cost information notes	Costs based on traditionally constructed equivalent modern replacement consisting brick walls, pitched trapezoidal roof on softwood trusses.
rateable element	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.
non rateable element	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.
Adjusted Plant and Machinery	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.
Number of items adjusted	Check on site and record
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Stores in Industrial Complexes
CG Code	42R00F
Specific	Basic range
Descriptive	Single storey brick built, softwood trussed pitched roof with trapezoidal profile sheeting, roller shutter door/personnel door basic light and power and construction materials
Tech1	<50m²
Tech2	3.5m eaves ht
Unit size	-
Unit of measurement	m2
ERC	£757
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single storey traditional construction with trapezoidal profile sheet roof covering laid on softwood trusses over one brick thick walls on concrete strip foundations, reinforced concrete ground floor slab with a trowelled finish. 1nr steel personnel door, 1nr electric industrial Roller Shutter door approx. size 3.5m x 3.0m. Basic electrical provision providing light and single phase 13amp power. No windows or roof lights provided. Basic rainwater goods and materials used for construction
Referencing details	See Rating Manual Property Inspector Manual Section 5: Inspection of industrials
Cost information notes	Costs based on traditionally constructed equivalent modern replacement consisting brick walls, pitched trapezoidal roof on softwood trusses.
rateable element	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.
non rateable element	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.
Adjusted Plant and Machinery	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.
Number of items adjusted	Check on site and record
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stores in Industrial Complexes
CG Code	42R00K
Specific	Basic range
Descriptive	Single storey brick built, softwood trussed pitched roof with trapezoidal profile sheeting, roller shutter door/personnel door basic light and power and construction materials
Tech1	<50m²
Tech2	4.0m eaves ht
Unit size	-
Unit of measurement	m2
ERC	£799
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single storey traditional construction with trapezoidal profile sheet roof covering laid on softwood trusses over one brick thick walls on concrete strip foundations, reinforced concrete ground floor slab with a trowelled finish. 1nr steel personnel door, 1nr electric industrial Roller Shutter door approx. size 3.5m x 3.0m. Basic electrical provision providing light and single phase 13amp power. No windows or roof lights provided. Basic rainwater goods and materials used for construction.
Referencing details	See Rating Manual Property Inspector Manual Section 5: Inspection of industrials
Cost information notes	Costs based on traditionally constructed equivalent modern replacement consisting brick walls, pitched trapezoidal roof on softwood trusses.
rateable element	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.
non rateable element	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.
Adjusted Plant and Machinery	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.
Number of items adjusted	Check on site and record
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stores in Industrial Complexes
CG Code	42R02A
Specific	Basic range
Descriptive	Single storey brick built, softwood trussed pitched roof with trapezoidal profile sheeting, roller shutter door/personnel door basic light and power and construction materials
Tech1	<100m²
Tech2	3.0m eaves ht
Unit size	-
Unit of measurement	m2
ERC	£554
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single storey traditional construction with trapezoidal profile sheet roof covering laid on softwood trusses over one brick thick walls on concrete strip foundations, reinforced concrete ground floor slab with a trowelled finish. 1nr steel personnel door, 1nr electric industrial Roller Shutter door approx. size 3.5m x 3.0m. Basic electrical provision providing light and single phase 13amp power. No windows or roof lights provided. Basic rainwater goods and materials used for construction.
Referencing details	See Rating Manual Property Inspector Manual Section 5: Inspection of industrials
Cost information notes	Costs based on traditionally constructed equivalent modern replacement consisting brick walls, pitched trapezoidal roof on softwood trusses.
rateable element	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.
non rateable element	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.
Adjusted Plant and Machinery	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.
Number of items adjusted	Check on site and record
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stores in Industrial Complexes
CG Code	42R02F
Specific	Basic range
Descriptive	Single storey brick built, softwood trussed pitched roof with trapezoidal profile sheeting, roller shutter door/personnel door basic light and power and construction materials
Tech1	<100m²
Tech2	3.5m eaves ht
Unit size	-
Unit of measurement	m2
ERC	£575
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single storey traditional construction with trapezoidal profile sheet roof covering laid on softwood trusses over one brick thick walls on concrete strip foundations, reinforced concrete ground floor slab with a trowelled finish. 1nr steel personnel door, 1nr electric industrial Roller Shutter door approx. size 3.5m x 3.0m. Basic electrical provision providing light and single phase 13amp power. No windows or roof lights provided. Basic rainwater goods and materials used for construction
Referencing details	See Rating Manual Property Inspector Manual Section 5: Inspection of industrials
Cost information notes	Costs based on traditionally constructed equivalent modern replacement consisting brick walls, pitched trapezoidal roof on softwood trusses.
rateable element	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.
non rateable element	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.
Adjusted Plant and Machinery	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.
Number of items adjusted	Check on site and record
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Stores in Industrial Complexes
CG Code	42R02K
Specific	Basic range
Descriptive	Single storey brick built, softwood trussed pitched roof with trapezoidal profile sheeting, roller shutter door/personnel door basic light and power and construction materials
Tech1	<100m²
Tech2	4.0m eaves ht
Unit size	-
Unit of measurement	m2
ERC	£595
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single storey traditional construction with trapezoidal profile sheet roof covering laid on softwood trusses over one brick thick walls on concrete strip foundations, reinforced concrete ground floor slab with a trowelled finish. 1nr steel personnel door, 1nr electric industrial Roller Shutter door approx. size 3.5m x 3.0m. Basic electrical provision providing light and single phase 13amp power. No windows or roof lights provided. Basic rainwater goods and materials used for construction
Referencing details	See Rating Manual Property Inspector Manual Section 5: Inspection of industrials
Cost information notes	Costs based on traditionally constructed equivalent modern replacement consisting brick walls, pitched trapezoidal roof on softwood trusses.
rateable element	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.
non rateable element	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.
Adjusted Plant and Machinery	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.
Number of items adjusted	Check on site and record
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Stores in Industrial Complexes
CG Code	42R12A
Specific	Mid range
Descriptive	Single storey brick built, flat concrete roof, roller shutter door/personnel door basic light and power
Tech1	<100m²
Tech2	3.0m eaves ht
Unit size	-
Unit of measurement	m2
ERC	£793
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single storey traditional construction with concrete flat roof roof over one brick thick walls on concrete strip foundations, reinforced concrete ground floor slab with a trowelled finish. 1nr steel personnel door, 1nr electric industrial Roller Shutter door approx. size 3.5m x 3.0m. Basic electrical provision providing light and single phase 13amp power. No windows or roof lights provided.
Referencing details	See Rating Manual Property Inspector Manual Section 5: Inspection of industrials
Cost information notes	Costs based on traditionally constructed equivalent modern replacement consisting brick walls, flat concrete roof.
rateable element	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.
non rateable element	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.
Adjusted Plant and Machinery	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.
Number of items adjusted	Check on site and record
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Stores in Industrial Complexes
CG Code	42R13F
Specific	Mid range
Descriptive	Single storey brick built, flat concrete roof, roller shutter door/personnel door basic light and power
Tech1	<100m²
Tech2	3.5m eaves ht
Unit size	-
Unit of measurement	m2
ERC	£838
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single storey traditional construction with concrete flat roof roof over one brick thick walls on concrete strip foundations, reinforced concrete ground floor slab with a trowelled finish. 1nr steel personnel door, 1nr electric industrial Roller Shutter door approx. size 3.5m x 3.0m. Basic electrical provision providing light and single phase 13amp power. No windows or roof lights provided.
Referencing details	See Rating Manual Property Inspector Manual Section 5: Inspection of industrials
Cost information notes	Costs based on traditionally constructed equivalent modern replacement consisting brick walls, flat concrete roof.
rateable element	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.
non rateable element	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.
Adjusted Plant and Machinery	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.
Number of items adjusted	Check on site and record
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Stores in Industrial Complexes
CG Code	42R14K
Specific	Mid range
Descriptive	Single storey brick built, flat concrete roof, roller shutter door/personnel door basic light and power
Tech1	<100m²
Tech2	4.0m eaves ht
Unit size	-
Unit of measurement	m2
ERC	£883
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single storey traditional construction with concrete flat roof roof over one brick thick walls on concrete strip foundations, reinforced concrete ground floor slab with a trowelled finish. 1nr steel personnel door, 1nr electric industrial Roller Shutter door approx. size 3.5m x 3.0m. Basic electrical provision providing light and single phase 13amp power. No windows or roof lights provided.
Referencing details	See Rating Manual Property Inspector Manual Section 5: Inspection of industrials
Cost information notes	Costs based on traditionally constructed equivalent modern replacement consisting brick walls, flat concrete roof.
rateable element	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.
non rateable element	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.
Adjusted Plant and Machinery	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.
Number of items adjusted	Check on site and record
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

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Generic Category	Stores in Industrial Complexes	Back
CG Code	42R15P	
Specific	Mid range	
Descriptive	Single storey brick built, flat concrete roof, roller shutter door/personnel door basic light and power	
Tech1	<100m²	
Tech2	4.5m eaves ht	
Unit size	-	
Unit of measurement	m2	
ERC	£930	
Superseded codes	-	
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00	
Description	Single storey traditional construction with concrete flat roof roof over one brick thick walls on concrete strip foundations, reinforced concrete ground floor slab with a trowelled finish. 1nr steel personnel door, 1nr electric industrial Roller Shutter door approx. size 3.5m x 3.0m. Basic electrical provision providing light and single phase 13amp power. No windows or roof lights provided.	
Referencing details	See Rating Manual Property Inspector Manual Section 5: Inspection of industrials	
Cost information notes	Costs based on traditionally constructed equivalent modern replacement consisting brick walls, flat concrete roof.	
rateable element	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.	
non rateable element	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.	
Adjusted Plant and Machinery	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.	
Number of items adjusted	Check on site and record	
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.	
Variations	-	
Photo description	-	
Photo notes	-	

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Generic Category	Stores in Industrial Complexes
CG Code	42R16U
Specific	Mid range
Descriptive	Single storey brick built, flat concrete roof, roller shutter door/personnel door basic light and power
Tech1	<100m²
Tech2	5.0m eaves ht
Unit size	-
Unit of measurement	m2
ERC	£975
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single storey traditional construction with concrete flat roof roof over one brick thick walls on concrete strip foundations, reinforced concrete ground floor slab with a trowelled finish. 1nr steel personnel door, 1nr electric industrial Roller Shutter door approx. size 3.5m x 3.0m. Basic electrical provision providing light and single phase 13amp power. No windows or roof lights provided.
Referencing details	See Rating Manual Property Inspector Manual Section 5: Inspection of industrials
Cost information notes	Costs based on traditionally constructed equivalent modern replacement consisting brick walls, flat concrete roof.
rateable element	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.
non rateable element	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.
Adjusted Plant and Machinery	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.
Number of items adjusted	Check on site and record
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Stores in Industrial Complexes
CG Code	42R10A
Specific	Mid range
Descriptive	Single storey brick built, flat concrete roof, roller shutter door/personnel door basic light and power
Tech1	>100m²
Tech2	3.0m eaves ht
Unit size	-
Unit of measurement	m2
ERC	£608
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single storey traditional construction with concrete flat roof roof over one brick thick walls on concrete strip foundations, reinforced concrete ground floor slab with a trowelled finish. 1nr steel personnel door, 1nr electric industrial Roller Shutter door approx. size 3.5m x 3.0m. Basic electrical provision providing light and single phase 13amp power. No windows or roof lights provided.
Referencing details	See Rating Manual Property Inspector Manual Section 5: Inspection of industrials
Cost information notes	Costs based on traditionally constructed equivalent modern replacement consisting brick walls, flat concrete roof.
rateable element	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.
non rateable element	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.
Adjusted Plant and Machinery	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.
Number of items adjusted	Check on site and record
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Stores in Industrial Complexes	Back
CG Code	42R10F	
Specific	Mid range	
Descriptive	Single storey brick built, flat concrete roof, roller shutter door/personnel door basic light and power	
Tech1	>100m²	
Tech2	3.5m eaves ht	
Unit size	-	
Unit of measurement	m2	
ERC	£630	
Superseded codes	-	
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00	
Description	Single storey traditional construction with concrete flat roof roof over one brick thick walls on concrete strip foundations, reinforced concrete ground floor slab with a trowelled finish. 1nr steel personnel door, 1nr electric industrial Roller Shutter door approx. size 3.5m x 3.0m. Basic electrical provision providing light and single phase 13amp power. No windows or roof lights provided.	
Referencing details	See Rating Manual Property Inspector Manual Section 5: Inspection of industrials	
Cost information notes	Costs based on traditionally constructed equivalent modern replacement consisting brick walls, flat concrete roof.	
rateable element	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.	
non rateable element	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.	
Adjusted Plant and Machinery	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.	
Number of items adjusted	Check on site and record	
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.	
Variations	-	
Photo description	-	
Photo notes	-	

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Generic Category	Stores in Industrial Complexes
CG Code	42R10K
Specific	Mid range
Descriptive	Single storey brick built, flat concrete roof, roller shutter door/personnel door basic light and power
Tech1	>100m²
Tech2	4.0m eaves ht
Unit size	-
Unit of measurement	m2
ERC	£653
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single storey traditional construction with concrete flat roof roof over one brick thick walls on concrete strip foundations, reinforced concrete ground floor slab with a trowelled finish. 1nr steel personnel door, 1nr electric industrial Roller Shutter door approx. size 3.5m x 3.0m. Basic electrical provision providing light and single phase 13amp power. No windows or roof lights provided.
Referencing details	See Rating Manual Property Inspector Manual Section 5: Inspection of industrials
Cost information notes	Costs based on traditionally constructed equivalent modern replacement consisting brick walls, flat concrete roof.
rateable element	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.
non rateable element	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.
Adjusted Plant and Machinery	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.
Number of items adjusted	Check on site and record
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Stores in Industrial Complexes
CG Code	42R10P
Specific	Mid range
Descriptive	Single storey brick built, flat concrete roof, roller shutter door/personnel door basic light and power
Tech1	>100m²
Tech2	4.5m eaves ht
Unit size	-
Unit of measurement	m2
ERC	£677
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single storey traditional construction with concrete flat roof roof over one brick thick walls on concrete strip foundations, reinforced concrete ground floor slab with a trowelled finish. 1nr steel personnel door, 1nr electric industrial Roller Shutter door approx. size 3.5m x 3.0m. Basic electrical provision providing light and single phase 13amp power. No windows or roof lights provided.
Referencing details	See Rating Manual Property Inspector Manual Section 5: Inspection of industrials
Cost information notes	Costs based on traditionally constructed equivalent modern replacement consisting brick walls, flat concrete roof.
rateable element	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.
non rateable element	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.
Adjusted Plant and Machinery	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.
Number of items adjusted	Check on site and record
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Stores in Industrial Complexes
CG Code	42R10U
Specific	Mid range
Descriptive	Single storey brick built, flat concrete roof, roller shutter door/personnel door basic light and power
Tech1	>100m²
Tech2	5.0m eaves ht
Unit size	-
Unit of measurement	m2
ERC	£700
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Single storey traditional construction with concrete flat roof roof over one brick thick walls on concrete strip foundations, reinforced concrete ground floor slab with a trowelled finish. 1nr steel personnel door, 1nr electric industrial Roller Shutter door approx. size 3.5m x 3.0m. Basic electrical provision providing light and single phase 13amp power. No windows or roof lights provided.
Referencing details	See Rating Manual Property Inspector Manual Section 5: Inspection of industrials
Cost information notes	Costs based on traditionally constructed equivalent modern replacement consisting brick walls, flat concrete roof.
rateable element	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.
non rateable element	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.
Adjusted Plant and Machinery	Refer to Rating Manual Section 5a: Valuation of all Property Classes, Section 380 Factories, Workshops and Warehouses.
Number of items adjusted	Check on site and record
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Sub Stations & Switch Houses
CG Code	43K10A
Specific	Basic range
Descriptive	Brick walls with flat roof
Tech1	General lighting and power
Tech2	<50m2
Unit size	-
Unit of measurement	m2
ERC	£846
Superseded codes	43U10A
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Sub Stations & Switch Houses - Basic Range. Single storey building. Raft foundations or trench foundations incorporating cable duct below the trowelled finish floor slab; External walls 225mm standard facing brick. Roof concrete deck with single ply polymer membrane covering with parapet wall. External doors double width, softwood tongue and grooved framed ledged and braced incorporating louvres. Basic lighting and power surface mounted in conduit. This beacon does not include for specialist mains equipment, switchgear, fuse boards or busbars, below ground drainage or any external works.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Excludes specialist mains equipment, switchgear, fuseboards, busbars, or external works. Additional cost of single WC connected to mains drainage max 10m with instant hot water boiler use code 43K00V1.
Photo description	-
Photo notes	-

Photo1

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Generic Category	Sub Stations & Switch Houses
CG Code	43K10F
Specific	Basic range
Descriptive	Brick walls with flat roof
Tech1	General lighting and power
Tech2	50 - 100m2
Unit size	-
Unit of measurement	m2
ERC	£673
Superseded codes	43U10F
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Sub Stations & Switch Houses - Basic Range. Single storey building. Raft foundations incorporating trowelled finish floor slab; External walls 225mm standard facing brick. Roof concrete deck with single ply polymer membrane covering with parapet wall. External doors double width, softwood tongue and grooved framed ledged and braced incorporating louvres. Basic lighting and power surface mounted in conduit. This beacon does not include for specialist mains equipment, switchgear, fuse boards or busbars, below ground drainage or any external works.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Excludes specialist mains equipment, switchgear, fuseboards, busbars, or external works. Additional cost of single WC connected to mains drainage max 10m with instant hot water boiler use code 43K00V1.
Photo description	-
Photo notes	-

Photo1

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Generic Category	Sub Stations & Switch Houses
CG Code	43K00A
Specific	Mid range
Descriptive	Cavity walls with tile covered pitched roof
Tech1	Fire resistant and blast proof doors, general lighting and power
Tech2	<100m2
Unit size	-
Unit of measurement	m2
ERC	£999
Superseded codes	43U00A
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Sub Stations & Switch Houses - Mid Range. Single storey building. Raft foundations with granolithic floor finish; Facing brick cavity walls, blockwork interior and blockwork partition walls, painted. Insulated pitched roof covered with concrete interlocking tiles. Fire resistant and blast proof external doors double width. Fire resistant blast proof internal doors. Basic lighting and power surface mounted in conduit. This beacon does not include for specialist mains equipment, switchgear, fuse boards or busbars, below ground drainage or any external works.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Excludes specialist mains equipment, switchgear, fuseboards, busbars, or external works. Additional cost of single WC connected to mains drainage max 10m with instant hot water boiler use code 43K00V1.
Photo description	-
Photo notes	-

Photo1

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Photo3

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Generic Category	Sub Stations & Switch Houses
CG Code	43K00F
Specific	Mid range
Descriptive	Cavity walls with tile covered pitched roof
Tech1	Fire resistant and blast proof doors, general lighting and power
Tech2	100 - 200m2
Unit size	-
Unit of measurement	m2
ERC	£775
Superseded codes	43U00F
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Sub Stations & Switch Houses - Mid Range. Single storey building. Raft foundations with granolithic floor finish; Facing brick cavity walls, blockwork interior and blockwork partition walls, painted. Insulated pitched roof covered with concrete interlocking tiles. Fire resistant and blast proof external doors double width. Fire resistant blast proof internal doors. Basic lighting and power surface mounted in conduit. This beacon does not include for specialist mains equipment, switchgear, fuse boards or busbars, below ground drainage or any external works.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Excludes specialist mains equipment, switchgear, fuseboards, busbars, or external works. Additional cost of single WC connected to mains drainage max 10m with instant hot water boiler use code 43K00V1.
Photo description	-
Photo notes	-

Photo1

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Generic Category	Sub Stations & Switch Houses
CG Code	43K00K
Specific	Mid range
Descriptive	Cavity walls with tile covered pitched roof
Tech1	Fire resistant and blast proof doors, general lighting and power
Tech2	> 200m2
Unit size	-
Unit of measurement	m2
ERC	£719
Superseded codes	43U00K
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Sub Stations & Switch Houses - Mid Range. Single storey building. Raft foundations with granolithic floor finish; Facing brick cavity walls, blockwork interior and blockwork partition walls, painted. Insulated pitched roof covered with concrete interlocking tiles. Fire resistant and blast proof external doors double width. Fire resistant blast proof internal doors. Basic lighting and power surface mounted in conduit. This beacon does not include for specialist mains equipment, switchgear, fuse boards or busbars, below ground drainage or any external works.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Excludes specialist mains equipment, switchgear, fuseboards, busbars, or external works. Additional cost of single WC connected to mains drainage max 10m with instant hot water boiler use code 43K00V1.
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Sub Stations & Switch Houses
CG Code	43K00V1
Specific	Variation
Descriptive	Additional cost for toilet to Sub Stations
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£4,916
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Addition of costs to be used in conjunction with Codes 43K00A-43K01F
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Sugar beet factories
CG Code	98A084
Specific	Ancillary buildings
Descriptive	Amenity building
Tech1	4.50m high single storey
Tech2	Internal building
Unit size	-
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is a typical detached internal building with kitchen, serving area, dining room/tea bar, toilets, conference, training room, first aid, consulting and treatment rooms. Internal building, typical construction. External Walls: Timber framed with sheet material cladding, including sound absorption materials and plasterboard inner face. Windows and Doors: Extensive double or triple glazed upvc for insulation both for sound and heat protection. Half glazed door. Internal Walls: Timber stud partitions. Internal Finishes: Emulsion paint to plastered walls and acoustic tile ceilings, and vinyl floor tiles. Building Services: - General lighting and extra power sockets for equipment; heating; air conditioning; fire alarms and emergency lighting, sprinklers. These are for single internal structures within an existing building. Variations may include brick walls, timber windows, raised access floors, soft floor coverings and built between storey heights. Usually constructed as single concrete block or stud partition walling with a timber frame flat roof. Internally painted walls. Building services will include electrical power and lighting.
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical sugar beet factories
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Sugar beet factories
CG Code	98A085
Specific	Ancillary buildings
Descriptive	Amenity building
Tech1	4.50m high two storey
Tech2	Internal building
Unit size	-
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is a typical detached internal building with kitchen, serving area, dining room/tea bar, toilets, conference, training room, first aid, consulting and treatment rooms. Internal building, typical construction. External Walls: Timber framed with sheet material cladding, including sound absorption materials and plasterboard inner face. Windows and Doors: Extensive double or triple glazed upvc for insulation both for sound and heat protection. Half glazed door. Internal Walls: Timber stud partitions. Internal Finishes: Emulsion paint to plastered walls and acoustic tile ceilings, and vinyl floor tiles. Building Services: - General lighting and extra power sockets for equipment; heating; air conditioning; fire alarms and emergency lighting, sprinklers. These are for single internal structures within an existing building. Variations may include brick walls, timber windows, raised access floors, soft floor coverings and built between storey heights. Usually constructed as single concrete block or stud partition walling with a timber frame flat roof. Internally painted walls. Building services will include electrical power and lighting.
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical sugar beet factories
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Sugar beet factories
CG Code	98A093
Specific	Ancillary buildings
Descriptive	Automated Beet Sample units
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£22,570
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	This is an allowance. Also Refer to Rating Manual: section 5a: Valuation of all property classes: Beet sugar factories
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical sugar beet factories
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Sugar beet factories
CG Code	98A090
Specific	Ancillary buildings
Descriptive	Canopies
Tech1	Profiled Metal Partially Enclosed
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£406
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Canopies usually are extensions or attached to existing buildings for the purpose of providing shelter whilst loads are transferred. They may be cantilevered from the side of the building or simply supported on columns. Usually they will be roofed with a profiled metal deck system with guttering. They may be partially enclosed on one or more sides.
Referencing details	GEA - noting degree of enclosure. Also Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	Lighting costs are included. - Also Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Where canopies are partially enclosed add costs from Walls, External Sheet cladding or if the enclosure is more in the nature of a building consider using an industrial building cost applicable to the size and construction. Additions Loading platforms; concrete or brick walls (225mm) with reinforced concrete top slab (250mm) for access of fork lifts etc. Height at 1.2m above floor level-edges with protective strips of solid rubber or similar.
Photo description	Typical sugar beet factories

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Sugar beet factories
CG Code	98A082
Specific	Ancillary buildings
Descriptive	Canteen
Tech1	4.50m high single storey
Tech2	Detached/separate building
Unit size	-
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is a typical detached Mess building with kitchen, serving area, dining room/tea bar, toilets, conference, training room, first aid, consulting and treatment rooms. Building Construction most commonly found is reinforced concrete strip foundations with concrete ground slab with cavity brick/insulated concrete block external walls. The roof may be either a concrete or timber framed felted flat roof or in some case pitched roof with concrete roof tiles. The doors and windows are likely to be UPVC double glazed units but at older works traditional wooden or metal casement windows may still be found. Internal walls will be either single concrete block with plaster skimmed finish or plasterboard stud partitions with softwood doors and frames. The internal finish normally found will be emulsion paint to plastered walls and ceilings, vinyl flooring to wet areas and an epoxy resin floor screed in food preparation areas. The remaining internal areas can be floored with vinyl or carpet. Building services will include full gas central heating to steel panel radiators, air supply and extract system, general lighting and power, fire alarms, emergency lighting, reasonable standard of sanitary appliances.
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical sugar beet factories
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sugar beet factories
CG Code	98A083
Specific	Ancillary buildings
Descriptive	Canteen
Tech1	4.50m high single storey
Tech2	Internal building
Unit size	-
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The building is a typical detached internal building with kitchen, serving area, dining room/tea bar, toilets, conference, training room, first aid, consulting and treatment rooms. Internal building, typical construction. External Walls: Timber framed with sheet material cladding, including sound absorption materials and plasterboard inner face. Windows and Doors: Extensive double or triple glazed upvc for insulation both for sound and heat protection. Half glazed door. Internal Walls: Timber stud partitions. Internal Finishes: Emulsion paint to plastered walls and acoustic tile ceilings, and vinyl floor tiles. Building Services: - General lighting and extra power sockets for equipment; heating; air conditioning; fire alarms and emergency lighting, sprinklers. These are for single internal structures within an existing building. Variations may include brick walls, timber windows, raised access floors, soft floor coverings and built between storey heights. Usually constructed as single concrete block or stud partition walling with a timber frame flat roof. Internally painted walls. Building services will include electrical power and lighting.
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical sugar beet factories
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Sugar beet factories
CG Code	98A092
Specific	Ancillary buildings
Descriptive	Lime Slaker House
Tech1	Internal floors
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical sugar beet factories
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Sugar beet factories
CG Code	98A086
Specific	Ancillary buildings
Descriptive	Pump houses
Tech1	4.50m high
Tech2	<50m2 GEA
Unit size	-
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A typical pump house found at industrial complexes with brick/block cavity walls from reinforced concrete strip foundations or slab. The roof is either a flat timber framed or concrete slab with a bitumen felt finish. In some cases a timber framed pitched roof with concrete roof tiles. Door and windows are soft wood frames and single glazed windows. The internal finishes can range from fair faced brick/block to emulsion paint and the floor will normally have a floated concrete screed finish. The building services include electrical lighting and power but no heating or other facilities.
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical sugar beet factories
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Sugar beet factories
CG Code	98A087
Specific	Ancillary buildings
Descriptive	Pump houses
Tech1	4.50m high
Tech2	51m2 - 100m2 GEA
Unit size	-
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A typical pump house found at industrial complexes with brick/block cavity walls from reinforced concrete strip foundations or slab. The roof is either a flat timber framed or concrete slab with a bitumen felt finish. In some cases a timber framed pitched roof with concrete roof tiles. Door and windows are soft wood frames and single glazed windows. The internal finishes can range from fair faced brick/block to emulsion paint and the floor will normally have a floated concrete screed finish. The building services include electrical lighting and power but no heating or other facilities.
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical sugar beet factories
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Sugar beet factories
CG Code	98A076
Specific	Ancillary buildings
Descriptive	Tarehouse
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£822
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical sugar beet factories
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Sugar beet factories
CG Code	98A070
Specific	Boiler House
Descriptive	1,000m2 GEA
Tech1	Eaves height - 7.00m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The cost is for a typical boiler house commonly found at industrial complexes. The building depending on foot print will range from a light steel to heavy steel frame off a reinforced concrete beam or slab foundation base. The infill will normally be cavity walls of brick and concrete block with an internal finish of emulsion painted skimmed concrete or plaster walls. Windows and doors will be traditional softwood doors and windows. The roof is generally a profiled decked bitumen felt covered flat roof construction but variations are to be expected. The internal finish is hardened concrete floors and no ceiling. The building services will include, but not exclusively, water, electrical power and lighting. You will often find internal buildings that accommodate plant room and staff rest room/office.
Referencing details	GEA - Applies to main floor area of boiler house (i.e. excludes intermediate floors. Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	Excludes Boiler equipment external works. Adjustments may have to be made for variations found. Also Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	External works, standby generators, boilers, oil storage tanks and chimney. Also Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical sugar beet factories
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Sugar beet factories
CG Code	98A071
Specific	Boiler House
Descriptive	1,000m2 GEA
Tech1	Eaves height - 10.00m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The cost is for a typical boiler house commonly found at industrial complexes. The building depending on foot print will range from a light steel to heavy steel frame off a reinforced concrete beam or slab foundation base. The infill will normally be cavity walls of brick and concrete block with an internal finish of emulsion painted skimmed concrete or plaster walls. Windows and doors will be traditional softwood doors and windows. The roof is generally a profiled decked bitumen felt covered flat roof construction but variations are to be expected. The internal finish is hardened concrete floors and no ceiling. The building services will include, but not exclusively, water, electrical power and lighting. You will often find internal buildings that accommodate plant room and staff rest room/office.
Referencing details	GEA - Applies to main floor area of boiler house (i.e. excludes intermediate floors. Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	Excludes Boiler equipment external works. Adjustments may have to be made for variations found. Also Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	External works, standby generators, boilers, oil storage tanks and chimney. Also Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical sugar beet factories
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Sugar beet factories
CG Code	98A072
Specific	Boiler House
Descriptive	1,000m2 GEA
Tech1	Eaves height - 12.00m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The cost is for a typical boiler house commonly found at industrial complexes. The building depending on foot print will range from a light steel to heavy steel frame off a reinforced concrete beam or slab foundation base. The infill will normally be cavity walls of brick and concrete block with an internal finish of emulsion painted skimmed concrete or plaster walls. Windows and doors will be traditional softwood doors and windows. The roof is generally a profiled decked bitumen felt covered flat roof construction but variations are to be expected. The internal finish is hardened concrete floors and no ceiling. The building services will include, but not exclusively, water, electrical power and lighting. You will often find internal buildings that accommodate plant room and staff rest room/office.
Referencing details	GEA - Applies to main floor area of boiler house (i.e. excludes intermediate floors. Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	Excludes Boiler equipment external works. Adjustments may have to be made for variations found. Also Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	External works, standby generators, boilers, oil storage tanks and chimney. Also Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical sugar beet factories
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Sugar beet factories
CG Code	98A073
Specific	Boiler House
Descriptive	2,000m2 GEA
Tech1	Eaves height - 7.00m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The cost is for a typical boiler house commonly found at industrial complexes. The building depending on foot print will range from a light steel to heavy steel frame off a reinforced concrete beam or slab foundation base. The infill will normally be cavity walls of brick and concrete block with an internal finish of emulsion painted skimmed concrete or plaster walls. Windows and doors will be traditional softwood doors and windows. The roof is generally a profiled decked bitumen felt covered flat roof construction but variations are to be expected. The internal finish is hardened concrete floors and no ceiling. The building services will include, but not exclusively, water, electrical power and lighting. You will often find internal buildings that accommodate plant room and staff rest room/office.
Referencing details	GEA - Applies to main floor area of boiler house (i.e. excludes intermediate floors. Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	Excludes Boiler equipment external works. Adjustments may have to be made for variations found. Also Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	External works, standby generators, boilers, oil storage tanks and chimney. Also Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical sugar beet factories
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sugar beet factories
CG Code	98A074
Specific	Boiler House
Descriptive	2,000m2 GEA
Tech1	Eaves height - 10.00m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The cost is for a typical boiler house commonly found at industrial complexes. The building depending on foot print will range from a light steel to heavy steel frame off a reinforced concrete beam or slab foundation base. The infill will normally be cavity walls of brick and concrete block with an internal finish of emulsion painted skimmed concrete or plaster walls. Windows and doors will be traditional softwood doors and windows. The roof is generally a profiled decked bitumen felt covered flat roof construction but variations are to be expected. The internal finish is hardened concrete floors and no ceiling. The building services will include, but not exclusively, water, electrical power and lighting. You will often find internal buildings that accommodate plant room and staff rest room/office.
Referencing details	GEA - Applies to main floor area of boiler house (i.e. excludes intermediate floors. Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	Excludes Boiler equipment external works. Adjustments may have to be made for variations found. Also Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	External works, standby generators, boilers, oil storage tanks and chimney. Also Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical sugar beet factories
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sugar beet factories
CG Code	98A075
Specific	Boiler House
Descriptive	2,000m2 GEA
Tech1	Eaves height - 12.00m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The cost is for a typical boiler house commonly found at industrial complexes. The building depending on foot print will range from a light steel to heavy steel frame off a reinforced concrete beam or slab foundation base. The infill will normally be cavity walls of brick and concrete block with an internal finish of emulsion painted skimmed concrete or plaster walls. Windows and doors will be traditional softwood doors and windows. The roof is generally a profiled decked bitumen felt covered flat roof construction but variations are to be expected. The internal finish is hardened concrete floors and no ceiling. The building services will include, but not exclusively, water, electrical power and lighting. You will often find internal buildings that accommodate plant room and staff rest room/office.
Referencing details	GEA - Applies to main floor area of boiler house (i.e. excludes intermediate floors. Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	Excludes Boiler equipment external works. Adjustments may have to be made for variations found. Also Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	External works, standby generators, boilers, oil storage tanks and chimney. Also Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical sugar beet factories
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sugar beet factories
CG Code	98A067
Specific	Boiler House
Descriptive	500m2 GEA
Tech1	Eaves height - 7.00m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The cost is for a typical boiler house commonly found at industrial complexes. The building depending on foot print will range from a light steel to heavy steel frame off a reinforced concrete beam or slab foundation base. The infill will normally be cavity walls of brick and concrete block with an internal finish of emulsion painted skimmed concrete or plaster walls. Windows and doors will be traditional softwood doors and windows. The roof is generally a profiled decked bitumen felt covered flat roof construction but variations are to be expected. The internal finish is hardened concrete floors and no ceiling. The building services will include, but not exclusively, water, electrical power and lighting. You will often find internal buildings that accommodate plant room and staff rest room/office.
Referencing details	GEA - Applies to main floor area of boiler house (i.e. excludes intermediate floors. Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	Excludes Boiler equipment external works. Adjustments may have to be made for variations found. Also Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	External works, standby generators, boilers, oil storage tanks and chimney. Also Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical sugar beet factories
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sugar beet factories
CG Code	98A068
Specific	Boiler House
Descriptive	500m2 GEA
Tech1	Eaves height - 10.00m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The cost is for a typical boiler house commonly found at industrial complexes. The building depending on foot print will range from a light steel to heavy steel frame off a reinforced concrete beam or slab foundation base. The infill will normally be cavity walls of brick and concrete block with an internal finish of emulsion painted skimmed concrete or plaster walls. Windows and doors will be traditional softwood doors and windows. The roof is generally a profiled decked bitumen felt covered flat roof construction but variations are to be expected. The internal finish is hardened concrete floors and no ceiling. The building services will include, but not exclusively, water, electrical power and lighting. You will often find internal buildings that accommodate plant room and staff rest room/office.
Referencing details	GEA - Applies to main floor area of boiler house (i.e. excludes intermediate floors. Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	Excludes Boiler equipment external works. Adjustments may have to be made for variations found. Also Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	External works, standby generators, boilers, oil storage tanks and chimney. Also Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical sugar beet factories
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sugar beet factories
CG Code	98A069
Specific	Boiler House
Descriptive	500m2 GEA
Tech1	Eaves height - 12.00m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The cost is for a typical boiler house commonly found at industrial complexes. The building depending on foot print will range from a light steel to heavy steel frame off a reinforced concrete beam or slab foundation base. The infill will normally be cavity walls of brick and concrete block with an internal finish of emulsion painted skimmed concrete or plaster walls. Windows and doors will be traditional softwood doors and windows. The roof is generally a profiled decked bitumen felt covered flat roof construction but variations are to be expected. The internal finish is hardened concrete floors and no ceiling. The building services will include, but not exclusively, water, electrical power and lighting. You will often find internal buildings that accommodate plant room and staff rest room/office.
Referencing details	GEA - Applies to main floor area of boiler house (i.e. excludes intermediate floors. Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	Excludes Boiler equipment external works. Adjustments may have to be made for variations found. Also Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	External works, standby generators, boilers, oil storage tanks and chimney. Also Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical sugar beet factories
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sugar beet factories
CG Code	98A064
Specific	Control Buildings
Descriptive	Basic
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The cost is for a typical control room at an industrial complex and reflects a brick/block cavity walled building off a reinforced concrete strip foundations or slab. The roof will vary from basic flat timber framed felted roof to pitched roof with concrete roof tiles. There is likely to be extensive areas of glazing which will either be softwood or more recent build UPVC double glazed units. The access doors are also likely to be either softwood or UPVC. The internal finish will vary from a basic emulsion painted plastered walls and ceilings to more elaborate wall finishes. The flooring again will vary for basic vinyl floor tiles to carpeted areas. The cost includes for typical building services of electrical power and lighting, central heating and water. The cost does not include for any air handling systems that are now common place in such control rooms.
Referencing details	GEA - Applies to main floor area of boiler house (i.e. excludes intermediate floors. Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	Excludes any air handling and adjustments may have to be made of variations in quality and finishes. Also Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Air handling systems. Also Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description -

Photo notes -

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Sugar beet factories
CG Code	98A065
Specific	Control Buildings
Descriptive	Improved
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The cost is for a typical control room at an industrial complex and reflects a brick/block cavity walled building off a reinforced concrete strip foundations or slab. The roof will vary from basic flat timber framed felted roof to pitched roof with concrete roof tiles. There is likely to be extensive areas of glazing which will either be softwood or more recent build UPVC double glazed units. The access doors are also likely to be either softwood or UPVC. The internal finish will vary from a basic emulsion painted plastered walls and ceilings to more elaborate wall finishes. The flooring again will vary for basic vinyl floor tiles to carpeted areas. The cost includes for typical building services of electrical power and lighting, central heating and water. The cost does not include for any air handling systems that are now common place in such control rooms.
Referencing details	GEA - Applies to main floor area of boiler house (i.e. excludes intermediate floors. Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	Excludes any air handling and adjustments may have to be made of variations in quality and finishes. Also Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Air handling systems. Also Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description -

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Sugar beet factories
CG Code	98A066
Specific	Control Buildings
Descriptive	Special
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The cost is for a typical control room at an industrial complex and reflects a brick/block cavity walled building off a reinforced concrete strip foundations or slab. The roof will vary from basic flat timber framed felted roof to pitched roof with concrete roof tiles. There is likely to be extensive areas of glazing which will either be softwood or more recent build UPVC double glazed units. The access doors are also likely to be either softwood or UPVC. The internal finish will vary from a basic emulsion painted plastered walls and ceilings to more elaborate wall finishes. The flooring again will vary for basic vinyl floor tiles to carpeted areas. The cost includes for typical building services of electrical power and lighting, central heating and water. The cost does not include for any air handling systems that are now common place in such control rooms.
Referencing details	GEA - Applies to main floor area of boiler house (i.e. excludes intermediate floors. Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	Excludes any air handling and adjustments may have to be made of variations in quality and finishes. Also Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Air handling systems. Also Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations -

Photo description -

Photo notes -

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Sugar beet factories
CG Code	98A001
Specific	Flat Pad
Descriptive	Flat Concrete Storage Pad
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£113
Superseded codes	STS034
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Sugar beet is brought to site, weighed, sampled and laid on large flat concrete storage areas, known as flat pads, essentially a storage area. When required for processing, the beets are carried along flumes by running water which cleans the beet as it passes through machinery which separates soil, stones, weeds and other foreign matter before entering the factory.
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Sugar beet factories
CG Code	98A002
Specific	Flumes
Descriptive	Beet flume on flat pad
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£647
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Sugar beet is brought to site, weighed, sampled and laid on large flat concrete storage areas, known as flat pads, essentially a storage area. When required for processing, the beets are carried along flumes by running water which cleans the beet as it passes through machinery which separates soil, stones, weeds and other foreign matter before entering the factory. Basically, The beet is stored on a concrete flat pad until it is required in the process. It is transported to the beet slicing station by water flume.
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Sugar beet factories
CG Code	98A004
Specific	Flumes
Descriptive	Overhead stainless flumes
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,132
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Sugar beet is brought to site, weighed, sampled and laid on large flat concrete storage areas, known as flat pads, essentially a storage area. When required for processing, the beets are carried along flumes by running water which cleans the beet as it passes through machinery which separates soil, stones, weeds and other foreign matter before entering the factory. Basically, The beet is stored on a concrete flat pad until it is required in the process. It is transported to the beet slicing station by water flume.
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

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Generic Category	Sugar beet factories
CG Code	98A003
Specific	Flumes
Descriptive	Underground flumes
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,017
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Sugar beet is brought to site, weighed, sampled and laid on large flat concrete storage areas, known as flat pads, essentially a storage area. When required for processing, the beets are carried along flumes by running water which cleans the beet as it passes through machinery which separates soil, stones, weeds and other foreign matter before entering the factory. Basically, The beet is stored on a concrete flat pad until it is required in the process. It is transported to the beet slicing station by water flume.
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Sugar beet factories
CG Code	98A005
Specific	Large concrete silos
Descriptive	20m diameter
Tech1	36m high
Tech2	225mm thick walls
Unit size	-
Unit of measurement	Tonnes
ERC	£167
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	These are large structures that will have been constructed in-situ and to the specification of the occupier. They are constructed of reinforced concrete off a prepared foundation base and the thickness of the concrete walls will be dictated by the height, diameter and intended holding capacity. The silos costed in this guide have wall thicknesses ranging from 225mm up to 275mm. The silo will usual have a conical internal base for discharge and at some point an access chamber and door. The cost is for the silo and excludes external works, external access stairways, platforms and ladders. Volume 9,712m3- capacity in sugar tonnes 8,000.
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The cost provided here is based on a rate per tonne of holding capacity of sugar. Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Stairways, ladders, platforms and walkways. Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-

Photo notes -

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Generic Category	Sugar beet factories
CG Code	98A006
Specific	Large concrete silos
Descriptive	20m diameter
Tech1	40.50m high
Tech2	225mm thick walls
Unit size	-
Unit of measurement	Tonnes
ERC	£153
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	These are large structures that will have been constructed in-situ and to the specification of the occupier. They are constructed of reinforced concrete off a prepared foundation base and the thickness of the concrete walls will be dictated by the height, diameter and intended holding capacity. The silos costed in this guide have wall thicknesses ranging from 225mm up to 275mm. The silo will usual have a conical internal base to aid discharge and at some point an access chamber and door. The cost provided here is for the silo and excludes external works, external access stairways, platforms and ladders. Volume 10,926m3- capacity in sugar tonnes 9,000
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The cost provided here is based on a rate per tonne of holding capacity of sugar. Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Stairways, ladders, platforms and walkways. Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-

Photo notes -

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Generic Category	Sugar beet factories
CG Code	98A007
Specific	Large concrete silos
Descriptive	20m diameter
Tech1	42.50m high
Tech2	225mm thick walls
Unit size	-
Unit of measurement	Tonnes
ERC	£140
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	These are large structures that will have been constructed in-situ and to the specification of the occupier. They are constructed of reinforced concrete off a prepared foundation base and the thickness of the concrete walls will be dictated by the height, diameter and intended holding capacity. The silos costed in this guide have wall thicknesses ranging from 225mm up to 275mm. The silo will usual have a conical internal base to aid discharge and at some point an access chamber and door. The cost provided here is for the silo and excludes external works, external access stairways, platforms and ladders. Volume 11,765m3- capacity in sugar tonnes 10,000
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The cost provided here is based on a rate per tonne of holding capacity of sugar. Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Stairways, ladders, platforms and walkways. Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-

Photo notes -

Photo1

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Generic Category	Sugar beet factories
CG Code	98A008
Specific	Large concrete silos
Descriptive	20m diameter
Tech1	42.50m high
Tech2	250mm thick walls
Unit size	-
Unit of measurement	Tonnes
ERC	£148
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	These are large structures that will have been constructed in-situ and to the specification of the occupier. They are constructed of reinforced concrete off a prepared foundation base and the thickness of the concrete walls will be dictated by the height, diameter and intended holding capacity. The silos costed in this guide have wall thicknesses ranging from 225mm up to 275mm. The silo will usual have a conical internal base to aid discharge and at some point an access chamber and door. The cost provided here is for the silo and excludes external works, external access stairways, platforms and ladders. Volume 13,530m3- capacity in sugar tonnes 11,500
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The cost provided here is based on a rate per tonne of holding capacity of sugar. Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Stairways, ladders, platforms and walkways. Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-

Photo notes -

Photo1

The picture can't be displayed.

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Generic Category	Sugar beet factories
CG Code	98A009
Specific	Large concrete silos
Descriptive	20m diameter
Tech1	50.00m high
Tech2	250mm thick walls
Unit size	-
Unit of measurement	Tonnes
ERC	£146
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	These are large structures that will have been constructed in-situ and to the specification of the occupier. They are constructed of reinforced concrete off a prepared foundation base and the thickness of the concrete walls will be dictated by the height, diameter and intended holding capacity. The silos costed in this guide have wall thicknesses ranging from 225mm up to 275mm. The silo will usual have a conical internal base to aid discharge and at some point an access chamber and door. The cost provided here is for the silo and excludes external works, external access stairways, platforms and ladders. Volume 14,118m3- capacity in sugar tonnes 12,000
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The cost provided here is based on a rate per tonne of holding capacity of sugar. Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Stairways, ladders, platforms and walkways. Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-

Photo notes -

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Generic Category	Sugar beet factories
CG Code	98A010
Specific	Large concrete silos
Descriptive	25m diameter
Tech1	39.00m high
Tech2	250mm thick walls
Unit size	-
Unit of measurement	Tonnes
ERC	£137
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	These are large structures that will have been constructed in-situ and to the specification of the occupier. They are constructed of reinforced concrete off a prepared foundation base and the thickness of the concrete walls will be dictated by the height, diameter and intended holding capacity. The silos costed in this guide have wall thicknesses ranging from 225mm up to 275mm. The silo will usual have a conical internal base to aid discharge and at some point an access chamber and door. The cost provided here is for the silo and excludes external works, external access stairways, platforms and ladders. Volume 16,471m3- capacity in sugar tonnes 14,000
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The cost provided here is based on a rate per tonne of holding capacity of sugar. Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Stairways, ladders, platforms and walkways. Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-

Photo notes -

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Generic Category	Sugar beet factories
CG Code	98A011
Specific	Large concrete silos
Descriptive	25m diameter
Tech1	40.00m high
Tech2	250mm thick walls
Unit size	-
Unit of measurement	Tonnes
ERC	£135
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	These are large structures that will have been constructed in-situ and to the specification of the occupier. They are constructed of reinforced concrete off a prepared foundation base and the thickness of the concrete walls will be dictated by the height, diameter and intended holding capacity. The silos costed in this guide have wall thicknesses ranging from 225mm up to 275mm. The silo will usual have a conical internal base to aid discharge and at some point an access chamber and door. The cost provided here is for the silo and excludes external works, external access stairways, platforms and ladders. Volume 17,059m3- capacity in sugar tonnes 14,500
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The cost provided here is based on a rate per tonne of holding capacity of sugar. Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Stairways, ladders, platforms and walkways. Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-

Photo notes -

Photo1

The picture can't be displayed.

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Generic Category	Sugar beet factories
CG Code	98A012
Specific	Large concrete silos
Descriptive	26m diameter
Tech1	38.00m high
Tech2	275mm thick walls
Unit size	-
Unit of measurement	Tonnes
ERC	£140
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	These are large structures that will have been constructed in-situ and to the specification of the occupier. They are constructed of reinforced concrete off a prepared foundation base and the thickness of the concrete walls will be dictated by the height, diameter and intended holding capacity. The silos costed in this guide have wall thicknesses ranging from 225mm up to 275mm. The silo will usual have a conical internal base to aid discharge and at some point an access chamber and door. The cost provided here is for the silo and excludes external works, external access stairways, platforms and ladders. Volume 17,059m3- capacity in sugar tonnes 14,500
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The cost provided here is based on a rate per tonne of holding capacity of sugar. Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Stairways, ladders, platforms and walkways. Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-

Photo notes -

Photo1

The picture can't be displayed.

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Generic Category	Sugar beet factories
CG Code	98A013
Specific	Large concrete silos
Descriptive	26m diameter
Tech1	49.00m high
Tech2	275mm thick walls
Unit size	-
Unit of measurement	Tonnes
ERC	£135
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	These are large structures that will have been constructed in-situ and to the specification of the occupier. They are constructed of reinforced concrete off a prepared foundation base and the thickness of the concrete walls will be dictated by the height, diameter and intended holding capacity. The silos costed in this guide have wall thicknesses ranging from 225mm up to 275mm. The silo will usual have a conical internal base to aid discharge and at some point an access chamber and door. The cost provided here is for the silo and excludes external works, external access stairways, platforms and ladders. Volume 21,766m3- capacity in sugar tonnes 18,000
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The cost provided here is based on a rate per tonne of holding capacity of sugar. Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Stairways, ladders, platforms and walkways. Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-

Photo notes -

Photo1

The picture can't be displayed.

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Generic Category	Sugar beet factories
CG Code	98A014
Specific	Large concrete silos
Descriptive	29m diameter
Tech1	42.00m high
Tech2	275mm thick walls
Unit size	-
Unit of measurement	Tonnes
ERC	£132
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	These are large structures that will have been constructed in-situ and to the specification of the occupier. They are constructed of reinforced concrete off a prepared foundation base and the thickness of the concrete walls will be dictated by the height, diameter and intended holding capacity. The silos costed in this guide have wall thicknesses ranging from 225mm up to 275mm. The silo will usual have a conical internal base to aid discharge and at some point an access chamber and door. The cost provided here is for the silo and excludes external works, external access stairways, platforms and ladders. Volume 23,530m3- capacity in sugar tonnes 20,000
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The cost provided here is based on a rate per tonne of holding capacity of sugar. Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Stairways, ladders, platforms and walkways. Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-

Photo notes -

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Generic Category	Sugar beet factories
CG Code	98A015
Specific	Large concrete silos
Descriptive	29m diameter
Tech1	50.00m high
Tech2	275mm thick walls
Unit size	-
Unit of measurement	Tonnes
ERC	£121
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	These are large structures that will have been constructed in-situ and to the specification of the occupier. They are constructed of reinforced concrete off a prepared foundation base and the thickness of the concrete walls will be dictated by the height, diameter and intended holding capacity. The silos costed in this guide have wall thicknesses ranging from 225mm up to 275mm. The silo will usual have a conical internal base to aid discharge and at some point an access chamber and door. The cost provided here is for the silo and excludes external works, external access stairways, platforms and ladders. Volume 29,413m3- capacity in sugar tonnes 25,000
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The cost provided here is based on a rate per tonne of holding capacity of sugar. Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Stairways, ladders, platforms and walkways. Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-

Photo notes -

Photo1

The picture can't be displayed.

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Generic Category	Sugar beet factories
CG Code	98A060
Specific	Main factory building
Descriptive	Intermediate Floors
Tech1	Steel mesh including frame
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	6mm thick Chequer plate or steel mesh intermediate floor on steel universal columns and beams approx. 127mm x 75mm section supports at 3.5m spacing floor to floor.
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	Includes steel support frame. Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Sugar beet factories
CG Code	98A061
Specific	Main factory building
Descriptive	Intermediate Floors
Tech1	Concrete including frame
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	6mm thick Chequer plate or steel mesh intermediate floor on steel universal columns and beams approx. 127mm x 75mm section supports at 3.5m spacing floor to floor.
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	Includes steel support frame. Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Sugar beet factories
CG Code	98A062
Specific	Main factory building
Descriptive	Intermediate Floors
Tech1	Concrete with quarry tiling
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	6mm thick Chequer plate or steel mesh intermediate floor on steel universal columns and beams approx. 127mm x 75mm section supports at 3.5m spacing floor to floor.
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	Includes steel support frame. Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Sugar beet factories
CG Code	98A063
Specific	Main factory building
Descriptive	Internal building
Tech1	Excluding Control Buildings
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Internal buildings (excludes control buildings.) up to 50m2 in area and 3 metres in height. Typical Construction. External Walls: Timber framed with sheet material cladding, including sound absorption materials and plasterboard inner face. Windows and Doors: Extensive double or triple glazed upvc for insulation both for sound and heat protection. Half glazed door. Internal Walls: Timber stud partitions. Internal Finishes: Emulsion paint to plastered walls and acoustic tile ceilings, and vinyl floor tiles. Building Services: - General lighting and extra power sockets for equipment; heating; air conditioning; fire alarms and emergency lighting, sprinklers. These are for single internal structures within an existing building. Variation may include brick walls, timber windows, raised access floors, soft floor coverings and built between storey heights. Usually constructed as single concrete block or stud partition walling with a timber frame flat roof. Internal painted walls. Building services will include electrical power and lighting.
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	Includes steel support frame. Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
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Photo2	

Photo3

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Generic Category	Sugar beet factories
CG Code	98A016
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 2500m² GEA
Tech2	Eaves Height - 15m
Unit size	2500m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sugar beet factories
CG Code	98A017
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 2500m² GEA
Tech2	Eaves Height - 16m
Unit size	2500m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sugar beet factories
CG Code	98A018
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 2500m² GEA
Tech2	Eaves Height - 17m
Unit size	2500m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sugar beet factories
CG Code	98A019
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 2500m² GEA
Tech2	Eaves Height - 18m
Unit size	2500m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sugar beet factories
CG Code	98A020
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 2500m² GEA
Tech2	Eaves Height - 19m
Unit size	2500m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sugar beet factories
CG Code	98A021
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 2500m² GEA
Tech2	Eaves Height - 20m
Unit size	2500m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

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Generic Category	Sugar beet factories
CG Code	98A022
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 2500m² GEA
Tech2	Eaves Height - 21m
Unit size	2500m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Sugar beet factories
CG Code	98A023
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 2500m² GEA
Tech2	Eaves Height - 22m
Unit size	2500m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
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Generic Category	Sugar beet factories
CG Code	98A024
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 2500m² GEA
Tech2	Eaves Height - 23m
Unit size	2500m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Sugar beet factories
CG Code	98A025
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 2500m² GEA
Tech2	Eaves Height - 24m
Unit size	2500m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Sugar beet factories
CG Code	98A026
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 2500m² GEA
Tech2	Eaves Height - 25m
Unit size	2500m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Photo notes	-
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Generic Category	Sugar beet factories
CG Code	98A027
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 2500m² GEA
Tech2	Eaves Height - 26m
Unit size	2500m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Sugar beet factories
CG Code	98A028
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 2500m² GEA
Tech2	Eaves Height - 27m
Unit size	2500m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Sugar beet factories
CG Code	98A029
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 2500m² GEA
Tech2	Eaves Height - 28m
Unit size	2500m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Sugar beet factories
CG Code	98A030
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 2500m² GEA
Tech2	Eaves Height - 29m
Unit size	2500m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Photo notes	-
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Generic Category	Sugar beet factories
CG Code	98A031
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 2500m² GEA
Tech2	Eaves Height - 30m
Unit size	2500m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Sugar beet factories
CG Code	98A032
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 2500m² GEA
Tech2	Eaves Height - 31m
Unit size	2500m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
Photo description	-
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Generic Category	Sugar beet factories
CG Code	98A033
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 2500m² GEA
Tech2	Eaves Height - 32m
Unit size	2500m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Sugar beet factories
CG Code	98A034
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 2500m² GEA
Tech2	Eaves Height - 33m
Unit size	2500m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Sugar beet factories
CG Code	98A035
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 2500m² GEA
Tech2	Eaves Height - 34m
Unit size	2500m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Sugar beet factories
CG Code	98A036
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 2500m² GEA
Tech2	Eaves Height - 35m
Unit size	2500m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Sugar beet factories
CG Code	98A037
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 2500m² GEA
Tech2	Eaves Height - 36m
Unit size	2500m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Photo notes	-
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Generic Category	Sugar beet factories
CG Code	98A038
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 5000m² GEA
Tech2	Eaves Height - 15m
Unit size	5000m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Sugar beet factories
CG Code	98A039
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 5000m² GEA
Tech2	Eaves Height - 16m
Unit size	5000m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Sugar beet factories
CG Code	98A040
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 5000m² GEA
Tech2	Eaves Height - 17m
Unit size	5000m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Photo notes	-
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Generic Category	Sugar beet factories
CG Code	98A041
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 5000m² GEA
Tech2	Eaves Height - 18m
Unit size	5000m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Photo notes	-
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Generic Category	Sugar beet factories
CG Code	98A042
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 5000m² GEA
Tech2	Eaves Height - 19m
Unit size	5000m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Sugar beet factories
CG Code	98A043
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 5000m² GEA
Tech2	Eaves Height - 20m
Unit size	5000m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Sugar beet factories
CG Code	98A044
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 5000m² GEA
Tech2	Eaves Height - 21m
Unit size	5000m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Sugar beet factories
CG Code	98A045
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 5000m² GEA
Tech2	Eaves Height - 22m
Unit size	5000m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Sugar beet factories
CG Code	98A046
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 5000m² GEA
Tech2	Eaves Height - 23m
Unit size	5000m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Sugar beet factories
CG Code	98A047
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 5000m² GEA
Tech2	Eaves Height - 24m
Unit size	5000m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Sugar beet factories
CG Code	98A048
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 5000m² GEA
Tech2	Eaves Height - 25m
Unit size	5000m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Sugar beet factories
CG Code	98A049
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 5000m² GEA
Tech2	Eaves Height - 26m
Unit size	5000m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Sugar beet factories
CG Code	98A050
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 5000m² GEA
Tech2	Eaves Height - 27m
Unit size	5000m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Sugar beet factories
CG Code	98A051
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 5000m² GEA
Tech2	Eaves Height - 28m
Unit size	5000m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Sugar beet factories
CG Code	98A052
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 5000m² GEA
Tech2	Eaves Height - 29m
Unit size	5000m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Sugar beet factories
CG Code	98A053
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 5000m² GEA
Tech2	Eaves Height - 30m
Unit size	5000m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Sugar beet factories
CG Code	98A054
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 5000m² GEA
Tech2	Eaves Height - 31m
Unit size	5000m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Sugar beet factories
CG Code	98A055
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 5000m² GEA
Tech2	Eaves Height - 32m
Unit size	5000m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Sugar beet factories
CG Code	98A056
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 5000m² GEA
Tech2	Eaves Height - 33m
Unit size	5000m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Sugar beet factories
CG Code	98A057
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 5000m² GEA
Tech2	Eaves Height - 34m
Unit size	5000m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Sugar beet factories
CG Code	98A058
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 5000m² GEA
Tech2	Eaves Height - 35m
Unit size	5000m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Photo notes	-
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Generic Category	Sugar beet factories
CG Code	98A059
Specific	Main Factory Building
Descriptive	Insulated Factory Building
Tech1	Typically 5000m² GEA
Tech2	Eaves Height - 36m
Unit size	5000m²
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Area only; Site strip vegetation; Strip foundations; Column bases; Insulated Concrete GF slab with DPM and Mesh,150mm thick up to 10,000m², 200mm thick over 10,000m² GEA; Steel Portal frame with bolts and baseplates; Coated galvanised trapezoidal roof sheets with insulation on steel purlins; Roof lights; valley gutters; matching fascia and soffit; Rainwater downpipes and gutters; trapezoidal insulated wall system cladding on cladding rails; External roller shutter doors and personnel doors; Single phase electrics, lighting and power; Gas fuelled hot air burners Underslab storm drainage from internal downpipes on building area greater than 1,000m²
Referencing details	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	The data consists of a typical Industrial shell. Works include the Industrial shell as described and works up to 1m perimeter to the building (1m wide paving slabs & foul/storm drainage), The cost include 2 no. personnel doors and roller shutters doors at 1 door up to 1,000m² , 2 roller doors over 1,000m² (GEA), and 4 roller doors over 5,000m². Costs are for the shell only and do not include for internal rooms such as offices or toilets which should be added for separately. See Variations for assistance.
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If Cavity Wall construction to lower walls then measure relevant wall area and use code 41P1V1, single block walls are cost neutral. Additional roller shutter doors over and above the beacon specification should be added using code 41P1V2 . Additional personnel doors over the assumed 2no. - add Code 41P1V3. If heating is required an additionusing code 41P1V4 (GEA) should be made to the beacon cost. Internal offices (in Industrial complexes) should be added by reference to Cost Guide code series 42P04A - 42P40V, Internal WC - 42P40W
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Generic Category	Sugar beet factories
CG Code	98A101
Specific	Site works
Descriptive	Settling Ponds
Tech1	Lined
Tech2	Butyl Lining
Unit size	-
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Excavated settling pond or lagoon, with sloped sides up to 45 degrees. The sides and base are usually sand blinded prior to lining the pond with a butyl or polythene liner. Excavated depths up to 3 metres. The cost provided here is based on the area, in square metres, of the water surface area o f the lagoon/settling pond. See also VOCG 208L15.
Referencing details	Floor area. Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Cost information notes	Includes steel support frame. Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
non rateable element	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Adjusted Plant and Machinery	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Number of items adjusted	Refer to Rating Manual: Section 5a: Valuation of all property classes: Beet sugar factories
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Swimming baths
CG Code	63Z00V
Specific	Open Air Pool unheated
Descriptive	Changing rooms, office ,stores, staff facilities & snack bar (Shell only)
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,372
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Changing facilities & other accommodation. Strip foundations, cavity walls, timber roof with clay interlocking tiles fixed via battens and roofing felt to timber trussed rafters at 450mm centres. Roof void insulated with quilt. UPVC rainwater goods. Softwood internal doors. Aluminium windows and doors externally. Finishes to changing area : Ceramic Tiling to walls & floor. Ceiling finish : Moisture resistant plasterboard with a painted finish. Finishes to snack bar, pay kiosk & Office. Fair finished painted blockwork to walls, painted plasterboard soffit, vinyl safety floor including coved skirtings.
Referencing details	Please note this is a modern day equivalent cost thus there are specification changes. Cavity walls utilising facing bricks are provided in lieu of 100mm rendered block to all accommodation, the roof will incorporate additional building regulation requirements for thermal properties. Internal finishes are now provided to the facilities. Modesty lobbies have been included in the changing block as opposed to exiting from the poolside. Specification in line with Sport England with the exception of ceramic tiling to changing room walls due to facilities being wet as opposed to dry.
Cost information notes	A small number of cubicles are provided within the changing areas. Cost excludes fixtures, fittings & equipment and external works. With the exception of the snack bar, the cost for drainage, water installation & heating to all of the premises is included within the plant room code : 63Z00U. The snack bar has an allowance for drainage and water as it will require a dedicated supply.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

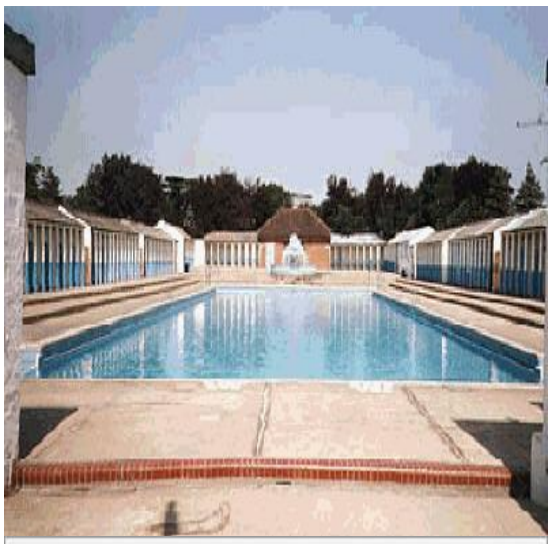
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Swimming baths
CG Code	63Z00T
Specific	Outdoor pools
Descriptive	Pool structure, surround, finishes & filtration plant
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,981
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Outdoor pool to community standard based on a 25m x 10.50m pool with depth ranging from 0.9m in shallow end to 1.5m in deep end. Excludes diving area. Includes 2m pool surround, pool drainage and water filtration & treatment plant. Excludes pool heating. Pool constructed of reinforced waterproof concrete slab and walls including bulk excavation and disposal off site on a green field site without abnormal ground conditions. Allowance included for formed duct/scum/ filtration channel. Ceramic tiling to internal surfaces of the pool with walk in steps to comply with guidelines on accessibility. 2m concrete surround with 250mm thickness with ceramic tiling to reduce slippage. Increase rate by 15% for a heated pool. Also please note that the cost will reduce as the pool becomes larger, allow for a reduction of approximately 30% for a 50m x 12.50m pool.
Referencing details	Surface area of the pool. Please note the rate includes a 2m wide pool surround, which should not be included in the area for calculating hardstandings/paving.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations 15% increase for heated pools, 30% reduction for a 50m x 12.50m pool.

Photo description Typical outdoor pool

Photo notes -

Photo1

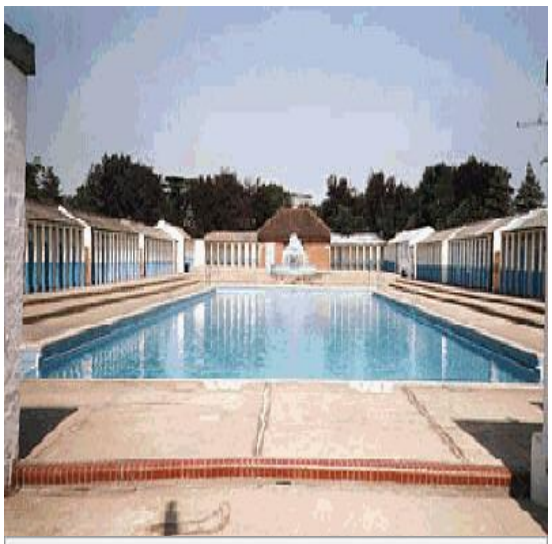


Photo2

Photo3

Back

Generic Category	Swimming baths
CG Code	63Z00W
Specific	Open Air Pool unheated
Descriptive	shower & toilets
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,714
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Shower & toilet facilities. Strip foundations, cavity walls, timber roof with a clay interlocking tiles fixed via battens and roofing felt to timber trussed rafters at 450mm centres. Roof void insulated with quilt. UPVC rainwater goods. Softwood internal doors. Aluminium windows and doors externally. Finishes to shower / toilet area : Ceramic Tiling to walls & floor. Ceiling finish : Moisture resistant plasterboard with a painted finish. Safety vinyl allowed in modesty area / circulation. Public Toilet & Shower area (Male, Female, Disabled and associated circulation) Assumed all facilities would be provided as a block as opposed to separate units.
Referencing details	Please note this is a modern day equivalent cost thus there are specification changes. Cavity walls utilising facing bricks are provided in lieu of 100mm rendered block to all accommodation, the roof will incorporate additional building regulation requirements for thermal properties. Internal finishes are now provided to the facilities. Modesty lobbies have been included in the changing block as opposed to exiting from the poolside. Specification in line with Sport England with the exception of ceramic tiling to changing room walls due to facilities being wet as opposed to dry.
Cost information notes	A small number of cubicles are provided within the changing areas. Cost excludes fixtures, fittings & equipment and external works. With the exception of the snack bar, the cost for drainage & water installation for all the buildings is included within this code. Heating to all of the premises is included within the plant room code : 63Z00U.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

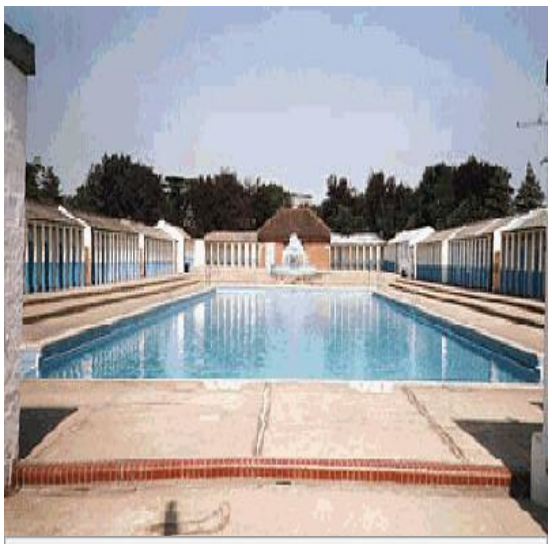
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Swimming baths
CG Code	63Z00S
Specific	Open air pools
Descriptive	Plastic canopy over pool on timber frame
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£475
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Corrugated plastic sheeting forming a roof over an open air swimming pool including softwood timber support framing.
Referencing details	Canopy area.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Swimming baths
CG Code	63Z00Y
Specific	Open air pools
Descriptive	GRP structure
Tech1	Cost based on the water surface area of the actual pool.
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,306
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	-
Referencing details	Water surface area of the actual pool.
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

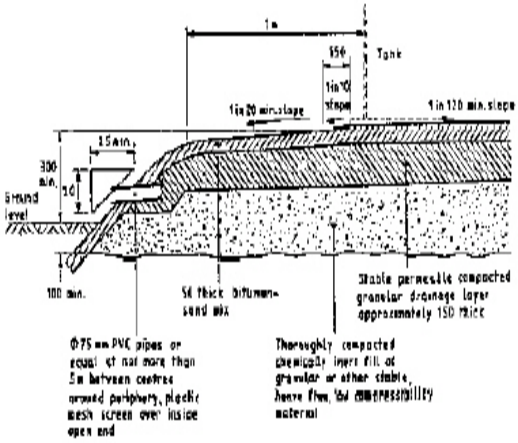
Photo3

Back

Generic Category	Tanks
CG Code	215J02
Specific	Bitsand bases
Descriptive	Bitsand, sand cone
Tech1	% Addition
Tech2	See cost information Notes
Unit size	-
Unit of measurement	m3
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Most bulk storage tanks are built with a cone up (sometimes cone down - with a central sump) which allows any water or any dense materials to separate out and through a drain hole be tapped and disposed of. To create the cone in concrete would not allow for expansion of the steel tank and would cause a water barrier that would assist the chemical reaction to cause rust. It is assumed that the sub foundations are solid. This may be rock or naturally dense well-compacted subsoil however where this sub strata is poor load bearing piles and large re-enforced concrete foundations are required. For costing of these foundations the relevant section in the cost guide should be consulted or where details are poor and an estimate required see Category Tanks Item Foundations (21V01 etc) When rock or naturally well-compacted subsoil is found either a 100mm concrete layer or well-compacted chemically inert fill is employed. Onto this layer is added a drainage layer of some 150mm usually of stable permeable compacted granular construction (sand for example). This layer is sloped to give the cone up profile. This layer allows some minor movement, as the steel tank will move due to expansion when heated. Onto this layer is added a mixture of sand and bitumen (50mm thick). This is known as the bit sand layer. The base plates are rested on the bit sand layer and then welded together. The transfer of heat through the metal melts the bitumen and forms a watertight seal to the underside of the tank. At present BS 2654 sets out the requirements for such bases. Bit sand bases may consist of (i) Bit sand layer, Sand cone layer, Base layer or 100mm concrete (ii) Bit sand layer Sand cone layer (iii) Sand only It will be noted that (ii) and (iii) will be sitting on a large concrete sub foundation which will be costed separately.
Referencing details	-
Cost information notes	The 10% addition is to the basic ERC tank cost. Additions for different or single layers over a solid concrete foundation should be added at 6% and 2.5% respectively.
rateable element	Class 4, Table 3 foundations and settings
non rateable element	-

Adjusted Plant and Machinery	Foundations, tank, walkways, stairways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3



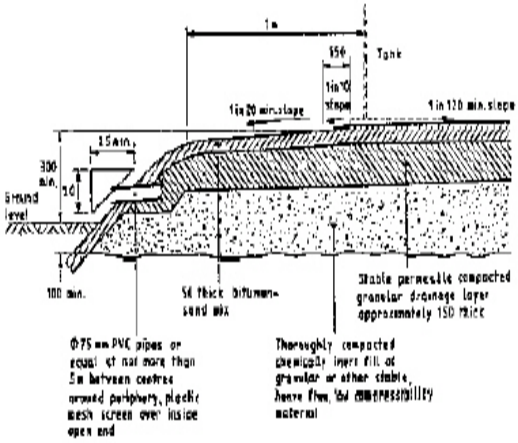
All dimensions are in millimetres, unless otherwise stated.

Back

Generic Category	Tanks
CG Code	215J01
Specific	Bitsand bases
Descriptive	Bitsand, sand cone, base layer
Tech1	% Addition
Tech2	See cost information Notes
Unit size	-
Unit of measurement	m3
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Most bulk storage tanks are built with a cone up (sometimes cone down - with a central sump) which allows any water or any dense materials to separate out and through a drain hole be tapped and disposed of. To create the cone in concrete would not allow for expansion of the steel tank and would cause a water barrier that would assist the chemical reaction to cause rust. It is assumed that the sub foundations are solid. This may be rock or naturally dense well-compacted subsoil however where this sub strata is poor load bearing piles and large re-enforced concrete foundations are required. For costing of these foundations the relevant section in the cost guide should be consulted or where details are poor and an estimate required see Category Tanks Item Foundations (21V01 etc) When rock or naturally well-compacted subsoil is found either a 100mm concrete layer or well-compacted chemically inert fill is employed. Onto this layer is added a drainage layer of some 150mm usually of stable permeable compacted granular construction (sand for example). This layer is sloped to give the cone up profile. This layer allows some minor movement, as the steel tank will move due to expansion when heated. Onto this layer is added a mixture of sand and bitumen (50mm thick). This is known as the bit sand layer. The base plates are rested on the bit sand layer and then welded together. The transfer of heat through the metal melts the bitumen and forms a watertight seal to the underside of the tank. At present BS 2654 sets out the requirements for such bases. Bit sand bases may consist of (i) Bit sand layer, Sand cone layer, Base layer or 100mm concrete (ii) Bit sand layer Sand cone layer (iii) Sand only It will be noted that (ii) and (iii) will be sitting on a large concrete sub foundation which will be costed separately.
Referencing details	-
Cost information notes	The 10% addition is to the basic ERC tank cost. Additions for different or single layers over a solid concrete foundation should be added at 6% and 2.5% respectively.
rateable element	Class 4, Table 3 foundations and settings
non rateable element	-

Adjusted Plant and Machinery	Foundations, tank, walkways, stairways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3



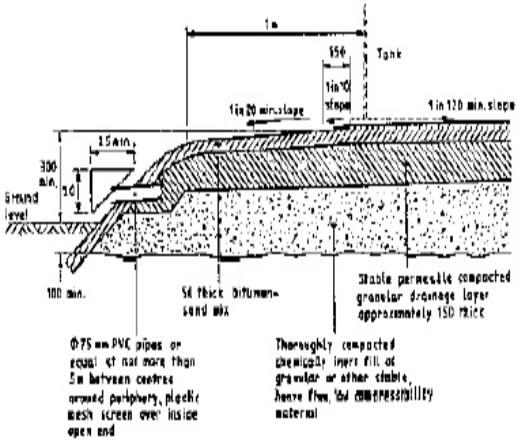
All dimensions are in millimetres, unless otherwise stated.

Back

Generic Category	Tanks
CG Code	215J03
Specific	Bitsand bases
Descriptive	Sand only
Tech1	% Addition
Tech2	See cost information Notes
Unit size	-
Unit of measurement	m3
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Most bulk storage tanks are built with a cone up (sometimes cone down - with a central sump) which allows any water or any dense materials to separate out and through a drain hole be tapped and disposed of. To create the cone in concrete would not allow for expansion of the steel tank and would cause a water barrier that would assist the chemical reaction to cause rust. It is assumed that the sub foundations are solid. This may be rock or naturally dense well-compacted subsoil however where this sub strata is poor load bearing piles and large re-enforced concrete foundations are required. For costing of these foundations the relevant section in the cost guide should be consulted or where details are poor and an estimate required see Category Tanks Item Foundations (21V01 etc) When rock or naturally well-compacted subsoil is found either a 100mm concrete layer or well-compacted chemically inert fill is employed. Onto this layer is added a drainage layer of some 150mm usually of stable permeable compacted granular construction (sand for example). This layer is sloped to give the cone up profile. This layer allows some minor movement, as the steel tank will move due to expansion when heated. Onto this layer is added a mixture of sand and bitumen (50mm thick). This is known as the bit sand layer. The base plates are rested on the bit sand layer and then welded together. The transfer of heat through the metal melts the bitumen and forms a watertight seal to the underside of the tank. At present BS 2654 sets out the requirements for such bases. Bit sand bases may consist of (i) Bit sand layer, Sand cone layer, Base layer or 100mm concrete (ii) Bit sand layer Sand cone layer (iii) Sand only It will be noted that (ii) and (iii) will be sitting on a large concrete sub foundation which will be costed separately.
Referencing details	-
Cost information notes	The 10% addition is to the basic ERC tank cost. Additions for different or single layers over a solid concrete foundation should be added at 6% and 2.5% respectively.
rateable element	Class 4, Table 3 foundations and settings
non rateable element	-

Adjusted Plant and Machinery	Foundations, tank, walkways, stairways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3



All dimensions are in millimetres, unless otherwise stated.

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Generic Category	Tanks
CG Code	215F01
Specific	Braithwaite
Descriptive	Depth 1.22m (4ft)
Tech1	6.10m (20ft) x 3.66m (12ft)
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£41,989
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Potable Water - Braithwaite type. Braithwaite is a trade name that is used by the industry for this type of tank. Braithwaite tanks are mainly for water storage and are found sitting on brick or more commonly steel towers. In modern office complexes the tanks may be found on a building roof. Each panel has a distinctive raised pattern looking like a diagonal cross from a distance. Many modern tanks are of steel plate riveted/bolted/welded together with internal cross bracings. Today pitched / domed covers are normal however some open top tanks are produced. Approximate Guide: 6.10m (20ft) x 3.66m (12ft) x 1.22m (4ft) deep = 6,000 gallons; 12.19m (40ft) x 9.75m (32) x 3.66m (12 ft) deep = 96,000 gallons; 15.85m (52ft) x 15.85m (52ft) x 4.88m (16ft) deep = 270,000 gallons. Plate Sizes:1.22m (4ft) x 1.22m (4ft) or 0.91m (3ft) x 0.91m (3ft). Plate Thickness: Usually 47mm (3/16) to 6.3mm (1/4). Conversions:1.82m3 (64 cubic feet) = 400 gallons; 1m3 = 1000 litres.
Referencing details	The tank supports and foundations should be noted. Calculate volume, note design, what tank contains and age.
Cost information notes	The height of the tank influences cost, so two tanks with the same volume but different shapes may not cost the same. The cost build up includes for plates wire brushed and bitumen painted internally / externally with all necessary stays, cleats, nuts, bolts, sealing strips etc. Additions are required for: - Foundations, Support Structure and Pipe Work.
rateable element	Supplying Water - Class 2, Table 2(e) Fire Protection - Class 2, Table 2(f) Accessories to Classes 1 and 2- List of Accessories (1) and (2)(v).
non rateable element	Class 2 proviso, i.e. used in connection with manufacturing operations or trade processes. Class 4 exception (d).
Adjusted Plant and Machinery	Foundations, Supports, Land Wells, Pumps, Boilers, Fire protection system.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

Galvanised tanks require a 15% addition to Cost guide figures.

Photo description

Photo 1 - Typical supported Braithwaite type tank.
Photo 2 - Tank on round concrete supports.

Photo notes

-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215F02
Specific	Braithwaite
Descriptive	Depth 1.22m (4ft)
Tech1	7.32m (24ft) x 4.88m (16ft)
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£62,034
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Potable Water - Braithwaite type. Braithwaite is a trade name that is used by the industry for this type of tank. Braithwaite tanks are mainly for water storage and are found sitting on brick or more commonly steel towers. In modern office complexes the tanks may be found on a building roof. Each panel has a distinctive raised pattern looking like a diagonal cross from a distance. Many modern tanks are of steel plate riveted/bolted/welded together with internal cross bracings. Today pitched / domed covers are normal however some open top tanks are produced. Approximate Guide: 6.10m (20ft) x 3.66m (12ft) x 1.22m (4ft) deep = 6,000 gallons; 12.19m (40ft) x 9.75m (32) x 3.66m (12 ft) deep = 96,000 gallons; 15.85m (52ft) x 15.85m (52ft) x 4.88m (16ft) deep = 270,000 gallons. Plate Sizes:1.22m (4ft) x 1.22m (4ft) or 0.91m (3ft) x 0.91m (3ft). Plate Thickness: Usually 47mm (3/16) to 6.3mm (1/4). Conversions:1.82m3 (64 cubic feet) = 400 gallons; 1m3 = 1000 litres.
Referencing details	The tank supports and foundations should be noted. Calculate volume, note design, what tank contains and age.
Cost information notes	The height of the tank influences cost, so two tanks with the same volume but different shapes may not cost the same. The cost build up includes for plates wire brushed and bitumen painted internally / externally with all necessary stays, cleats, nuts, bolts, sealing strips etc. Additions are required for: - Foundations, Support Structure and Pipe Work.
rateable element	Supplying Water - Class 2, Table 2(e) Fire Protection - Class 2, Table 2(f) Accessories to Classes 1 and 2- List of Accessories (1) and (2)(v).
non rateable element	Class 2 proviso, i.e. used in connection with manufacturing operations or trade processes. Class 4 exception (d).
Adjusted Plant and Machinery	Foundations, Supports, Land Wells, Pumps, Boilers, Fire protection system.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

Galvanised tanks require a 15% addition to Cost guide figures.

Photo description

Photo 1 - Typical supported Braithwaite type tank.
Photo 2 - Tank on round concrete supports.

Photo notes

-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215F03
Specific	Braithwaite
Descriptive	Depth 1.22m (4ft)
Tech1	8.53m (28ft) x 8.53m (28ft)
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£119,316
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Potable Water - Braithwaite type. Braithwaite is a trade name that is used by the industry for this type of tank. Braithwaite tanks are mainly for water storage and are found sitting on brick or more commonly steel towers. In modern office complexes the tanks may be found on a building roof. Each panel has a distinctive raised pattern looking like a diagonal cross from a distance. Many modern tanks are of steel plate riveted/bolted/welded together with internal cross bracings. Today pitched / domed covers are normal however some open top tanks are produced. Approximate Guide: 6.10m (20ft) x 3.66m (12ft) x 1.22m (4ft) deep = 6,000 gallons; 12.19m (40ft) x 9.75m (32) x 3.66m (12 ft) deep = 96,000 gallons; 15.85m (52ft) x 15.85m (52ft) x 4.88m (16ft) deep = 270,000 gallons. Plate Sizes:1.22m (4ft) x 1.22m (4ft) or 0.91m (3ft) x 0.91m (3ft). Plate Thickness: Usually 47mm (3/16) to 6.3mm (1/4). Conversions:1.82m3 (64 cubic feet) = 400 gallons; 1m3 = 1000 litres.
Referencing details	The tank supports and foundations should be noted. Calculate volume, note design, what tank contains and age.
Cost information notes	The height of the tank influences cost, so two tanks with the same volume but different shapes may not cost the same. The cost build up includes for plates wire brushed and bitumen painted internally / externally with all necessary stays, cleats, nuts, bolts, sealing strips etc. Additions are required for: - Foundations, Support Structure and Pipe Work.
rateable element	Supplying Water - Class 2, Table 2(e) Fire Protection - Class 2, Table 2(f) Accessories to Classes 1 and 2- List of Accessories (1) and (2)(v).
non rateable element	Class 2 proviso, i.e. used in connection with manufacturing operations or trade processes. Class 4 exception (d).
Adjusted Plant and Machinery	Foundations, Supports, Land Wells, Pumps, Boilers, Fire protection system.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

Galvanised tanks require a 15% addition to Cost guide figures.

Photo description

Photo 1 - Typical supported Braithwaite type tank.
Photo 2 - Tank on round concrete supports.

Photo notes

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Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215F04
Specific	Braithwaite
Descriptive	Depth 2.44m (8ft)
Tech1	7.32m (24ft) x 4.88m (16ft)
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£79,608
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Potable Water - Braithwaite type. Braithwaite is a trade name that is used by the industry for this type of tank. Braithwaite tanks are mainly for water storage and are found sitting on brick or more commonly steel towers. In modern office complexes the tanks may be found on a building roof. Each panel has a distinctive raised pattern looking like a diagonal cross from a distance. Many modern tanks are of steel plate riveted/bolted/welded together with internal cross bracings. Today pitched / domed covers are normal however some open top tanks are produced. Approximate Guide: 6.10m (20ft) x 3.66m (12ft) x 1.22m (4ft) deep = 6,000 gallons; 12.19m (40ft) x 9.75m (32) x 3.66m (12 ft) deep = 96,000 gallons; 15.85m (52ft) x 15.85m (52ft) x 4.88m (16ft) deep = 270,000 gallons. Plate Sizes:1.22m (4ft) x 1.22m (4ft) or 0.91m (3ft) x 0.91m (3ft). Plate Thickness: Usually 47mm (3/16) to 6.3mm (1/4). Conversions:1.82m3 (64 cubic feet) = 400 gallons; 1m3 = 1000 litres.
Referencing details	The tank supports and foundations should be noted. Calculate volume, note design, what tank contains and age.
Cost information notes	The height of the tank influences cost, so two tanks with the same volume but different shapes may not cost the same. The cost build up includes for plates wire brushed and bitumen painted internally / externally with all necessary stays, cleats, nuts, bolts, sealing strips etc. Additions are required for: - Foundations, Support Structure and Pipe Work.
rateable element	Supplying Water - Class 2, Table 2(e) Fire Protection - Class 2, Table 2(f) Accessories to Classes 1 and 2- List of Accessories (1) and (2)(v).
non rateable element	Class 2 proviso, i.e. used in connection with manufacturing operations or trade processes. Class 4 exception (d).
Adjusted Plant and Machinery	Foundations, Supports, Land Wells, Pumps, Boilers, Fire protection system.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

Galvanised tanks require a 15% addition to Cost guide figures.

Photo description

Photo 1 - Typical supported Braithwaite type tank.
Photo 2 - Tank on round concrete supports.

Photo notes

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Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215F05
Specific	Braithwaite
Descriptive	Depth 2.44m (8ft)
Tech1	6.10m (20ft) x 6.10m (20ft)
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£81,033
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Potable Water - Braithwaite type. Braithwaite is a trade name that is used by the industry for this type of tank. Braithwaite tanks are mainly for water storage and are found sitting on brick or more commonly steel towers. In modern office complexes the tanks may be found on a building roof. Each panel has a distinctive raised pattern looking like a diagonal cross from a distance. Many modern tanks are of steel plate riveted/bolted/welded together with internal cross bracings. Today pitched / domed covers are normal however some open top tanks are produced. Approximate Guide: 6.10m (20ft) x 3.66m (12ft) x 1.22m (4ft) deep = 6,000 gallons; 12.19m (40ft) x 9.75m (32) x 3.66m (12 ft) deep = 96,000 gallons; 15.85m (52ft) x 15.85m (52ft) x 4.88m (16ft) deep = 270,000 gallons. Plate Sizes:1.22m (4ft) x 1.22m (4ft) or 0.91m (3ft) x 0.91m (3ft). Plate Thickness: Usually 47mm (3/16) to 6.3mm (1/4). Conversions:1.82m3 (64 cubic feet) = 400 gallons; 1m3 = 1000 litres.
Referencing details	The tank supports and foundations should be noted. Calculate volume, note design, what tank contains and age.
Cost information notes	The height of the tank influences cost, so two tanks with the same volume but different shapes may not cost the same. The cost build up includes for plates wire brushed and bitumen painted internally / externally with all necessary stays, cleats, nuts, bolts, sealing strips etc. Additions are required for: - Foundations, Support Structure and Pipe Work.
rateable element	Supplying Water - Class 2, Table 2(e) Fire Protection - Class 2, Table 2(f) Accessories to Classes 1 and 2- List of Accessories (1) and (2)(v).
non rateable element	Class 2 proviso, i.e. used in connection with manufacturing operations or trade processes. Class 4 exception (d).
Adjusted Plant and Machinery	Foundations, Supports, Land Wells, Pumps, Boilers, Fire protection system.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

Galvanised tanks require a 15% addition to Cost guide figures.

Photo description

Photo 1 - Typical supported Braithwaite type tank.
Photo 2 - Tank on round concrete supports.

Photo notes

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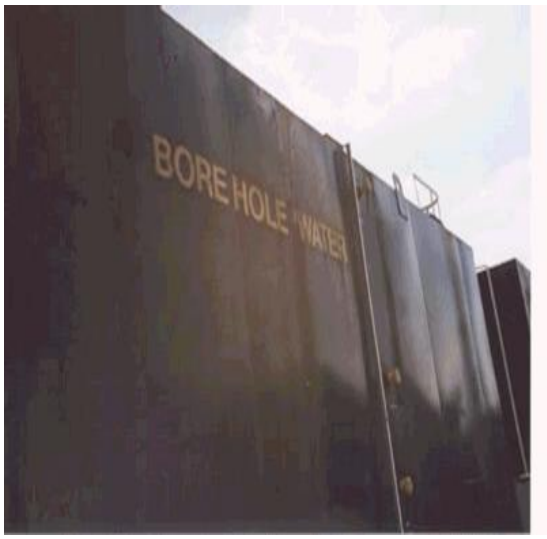
Photo1

Photo2

Photo3



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Generic Category	Tanks
CG Code	215F06
Specific	Braithwaite
Descriptive	Depth 2.44m (8ft)
Tech1	8.53m (28ft) x 4.88m (16ft)
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£89,582
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Potable Water - Braithwaite type. Braithwaite is a trade name that is used by the industry for this type of tank. Braithwaite tanks are mainly for water storage and are found sitting on brick or more commonly steel towers. In modern office complexes the tanks may be found on a building roof. Each panel has a distinctive raised pattern looking like a diagonal cross from a distance. Many modern tanks are of steel plate riveted/bolted/welded together with internal cross bracings. Today pitched / domed covers are normal however some open top tanks are produced. Approximate Guide: 6.10m (20ft) x 3.66m (12ft) x 1.22m (4ft) deep = 6,000 gallons; 12.19m (40ft) x 9.75m (32) x 3.66m (12 ft) deep = 96,000 gallons; 15.85m (52ft) x 15.85m (52ft) x 4.88m (16ft) deep = 270,000 gallons. Plate Sizes:1.22m (4ft) x 1.22m (4ft) or 0.91m (3ft) x 0.91m (3ft). Plate Thickness: Usually 47mm (3/16) to 6.3mm (1/4). Conversions:1.82m3 (64 cubic feet) = 400 gallons; 1m3 = 1000 litres.
Referencing details	The tank supports and foundations should be noted. Calculate volume, note design, what tank contains and age.
Cost information notes	The height of the tank influences cost, so two tanks with the same volume but different shapes may not cost the same. The cost build up includes for plates wire brushed and bitumen painted internally / externally with all necessary stays, cleats, nuts, bolts, sealing strips etc. Additions are required for: - Foundations, Support Structure and Pipe Work.
rateable element	Supplying Water - Class 2, Table 2(e) Fire Protection - Class 2, Table 2(f) Accessories to Classes 1 and 2- List of Accessories (1) and (2)(v).
non rateable element	Class 2 proviso, i.e. used in connection with manufacturing operations or trade processes. Class 4 exception (d).
Adjusted Plant and Machinery	Foundations, Supports, Land Wells, Pumps, Boilers, Fire protection system.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

Galvanised tanks require a 15% addition to Cost guide figures.

Photo description

Photo 1 - Typical supported Braithwaite type tank.
Photo 2 - Tank on round concrete supports.

Photo notes

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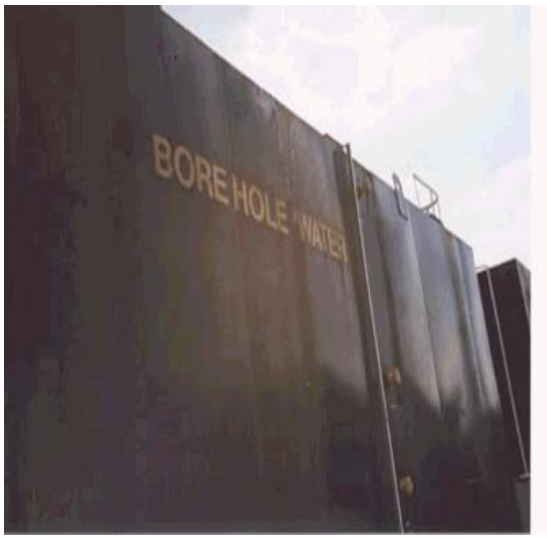
Photo1

Photo2

Photo3



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Generic Category	Tanks
CG Code	215F07
Specific	Braithwaite
Descriptive	Depth 2.44m (8ft)
Tech1	9.75m (32ft) x 4.88m (16ft)
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£100,697
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Potable Water - Braithwaite type. Braithwaite is a trade name that is used by the industry for this type of tank. Braithwaite tanks are mainly for water storage and are found sitting on brick or more commonly steel towers. In modern office complexes the tanks may be found on a building roof. Each panel has a distinctive raised pattern looking like a diagonal cross from a distance. Many modern tanks are of steel plate riveted/bolted/welded together with internal cross bracings. Today pitched / domed covers are normal however some open top tanks are produced. Approximate Guide: 6.10m (20ft) x 3.66m (12ft) x 1.22m (4ft) deep = 6,000 gallons; 12.19m (40ft) x 9.75m (32) x 3.66m (12 ft) deep = 96,000 gallons; 15.85m (52ft) x 15.85m (52ft) x 4.88m (16ft) deep = 270,000 gallons. Plate Sizes:1.22m (4ft) x 1.22m (4ft) or 0.91m (3ft) x 0.91m (3ft). Plate Thickness: Usually 47mm (3/16) to 6.3mm (1/4). Conversions:1.82m3 (64 cubic feet) = 400 gallons; 1m3 = 1000 litres.
Referencing details	The tank supports and foundations should be noted. Calculate volume, note design, what tank contains and age.
Cost information notes	The height of the tank influences cost, so two tanks with the same volume but different shapes may not cost the same. The cost build up includes for plates wire brushed and bitumen painted internally / externally with all necessary stays, cleats, nuts, bolts, sealing strips etc. Additions are required for: - Foundations, Support Structure and Pipe Work.
rateable element	Supplying Water - Class 2, Table 2(e) Fire Protection - Class 2, Table 2(f) Accessories to Classes 1 and 2- List of Accessories (1) and (2)(v).
non rateable element	Class 2 proviso, i.e. used in connection with manufacturing operations or trade processes. Class 4 exception (d).
Adjusted Plant and Machinery	Foundations, Supports, Land Wells, Pumps, Boilers, Fire protection system.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

Galvanised tanks require a 15% addition to Cost guide figures.

Photo description

Photo 1 - Typical supported Braithwaite type tank.
Photo 2 - Tank on round concrete supports.

Photo notes

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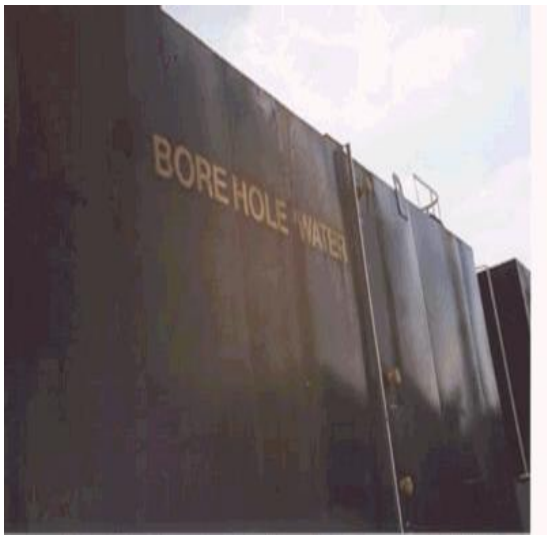
Photo1

Photo2

Photo3



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Generic Category	Tanks
CG Code	215F08
Specific	Braithwaite
Descriptive	Depth 2.44m (8ft)
Tech1	7.32m (24ft) x 7.32m (24ft)
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£111,099
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Potable Water - Braithwaite type. Braithwaite is a trade name that is used by the industry for this type of tank. Braithwaite tanks are mainly for water storage and are found sitting on brick or more commonly steel towers. In modern office complexes the tanks may be found on a building roof. Each panel has a distinctive raised pattern looking like a diagonal cross from a distance. Many modern tanks are of steel plate riveted/bolted/welded together with internal cross bracings. Today pitched / domed covers are normal however some open top tanks are produced. Approximate Guide: 6.10m (20ft) x 3.66m (12ft) x 1.22m (4ft) deep = 6,000 gallons; 12.19m (40ft) x 9.75m (32) x 3.66m (12 ft) deep = 96,000 gallons; 15.85m (52ft) x 15.85m (52ft) x 4.88m (16ft) deep = 270,000 gallons. Plate Sizes:1.22m (4ft) x 1.22m (4ft) or 0.91m (3ft) x 0.91m (3ft). Plate Thickness: Usually 47mm (3/16) to 6.3mm (1/4). Conversions:1.82m3 (64 cubic feet) = 400 gallons; 1m3 = 1000 litres.
Referencing details	The tank supports and foundations should be noted. Calculate volume, note design, what tank contains and age.
Cost information notes	The height of the tank influences cost, so two tanks with the same volume but different shapes may not cost the same. The cost build up includes for plates wire brushed and bitumen painted internally / externally with all necessary stays, cleats, nuts, bolts, sealing strips etc. Additions are required for: - Foundations, Support Structure and Pipe Work.
rateable element	Supplying Water - Class 2, Table 2(e) Fire Protection - Class 2, Table 2(f) Accessories to Classes 1 and 2- List of Accessories (1) and (2)(v).
non rateable element	Class 2 proviso, i.e. used in connection with manufacturing operations or trade processes. Class 4 exception (d).
Adjusted Plant and Machinery	Foundations, Supports, Land Wells, Pumps, Boilers, Fire protection system.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

Galvanised tanks require a 15% addition to Cost guide figures.

Photo description

Photo 1 - Typical supported Braithwaite type tank.
Photo 2 - Tank on round concrete supports.

Photo notes

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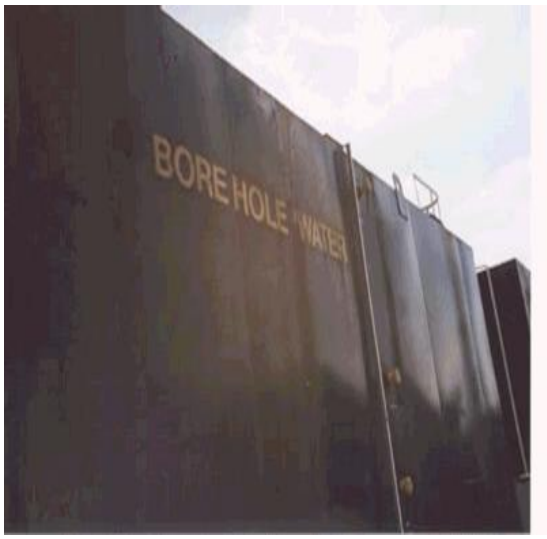
Photo1

Photo2

Photo3



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Generic Category	Tanks
CG Code	215F09
Specific	Braithwaite
Descriptive	Depth 2.44m (8ft)
Tech1	8.53m (28ft) x 8.53m (28ft)
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£143,683
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Potable Water - Braithwaite type. Braithwaite is a trade name that is used by the industry for this type of tank. Braithwaite tanks are mainly for water storage and are found sitting on brick or more commonly steel towers. In modern office complexes the tanks may be found on a building roof. Each panel has a distinctive raised pattern looking like a diagonal cross from a distance. Many modern tanks are of steel plate riveted/bolted/welded together with internal cross bracings. Today pitched / domed covers are normal however some open top tanks are produced. Approximate Guide: 6.10m (20ft) x 3.66m (12ft) x 1.22m (4ft) deep = 6,000 gallons; 12.19m (40ft) x 9.75m (32) x 3.66m (12 ft) deep = 96,000 gallons; 15.85m (52ft) x 15.85m (52ft) x 4.88m (16ft) deep = 270,000 gallons. Plate Sizes:1.22m (4ft) x 1.22m (4ft) or 0.91m (3ft) x 0.91m (3ft). Plate Thickness: Usually 47mm (3/16) to 6.3mm (1/4). Conversions:1.82m3 (64 cubic feet) = 400 gallons; 1m3 = 1000 litres.
Referencing details	The tank supports and foundations should be noted. Calculate volume, note design, what tank contains and age.
Cost information notes	The height of the tank influences cost, so two tanks with the same volume but different shapes may not cost the same. The cost build up includes for plates wire brushed and bitumen painted internally / externally with all necessary stays, cleats, nuts, bolts, sealing strips etc. Additions are required for: - Foundations, Support Structure and Pipe Work.
rateable element	Supplying Water - Class 2, Table 2(e) Fire Protection - Class 2, Table 2(f) Accessories to Classes 1 and 2- List of Accessories (1) and (2)(v).
non rateable element	Class 2 proviso, i.e. used in connection with manufacturing operations or trade processes. Class 4 exception (d).
Adjusted Plant and Machinery	Foundations, Supports, Land Wells, Pumps, Boilers, Fire protection system.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

Galvanised tanks require a 15% addition to Cost guide figures.

Photo description

Photo 1 - Typical supported Braithwaite type tank.
Photo 2 - Tank on round concrete supports.

Photo notes

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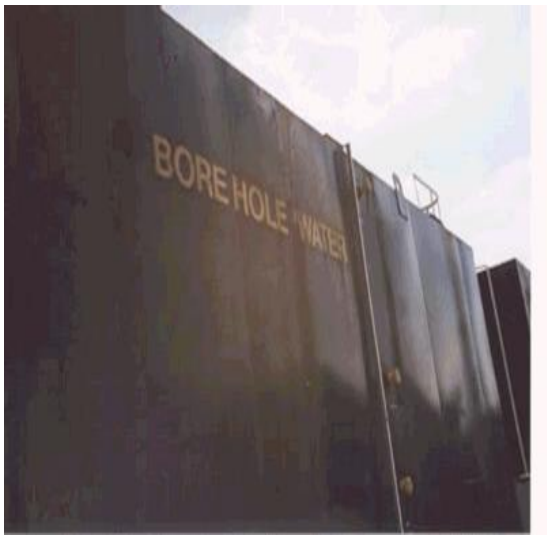
Photo1

Photo2

Photo3



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Generic Category	Tanks
CG Code	215F10
Specific	Braithwaite
Descriptive	Depth 3.66m (12ft)
Tech1	4.88m (16ft) x 4.88m (16ft)
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£70,963
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Potable Water - Braithwaite type. Braithwaite is a trade name that is used by the industry for this type of tank. Braithwaite tanks are mainly for water storage and are found sitting on brick or more commonly steel towers. In modern office complexes the tanks may be found on a building roof. Each panel has a distinctive raised pattern looking like a diagonal cross from a distance. Many modern tanks are of steel plate riveted/bolted/welded together with internal cross bracings. Today pitched / domed covers are normal however some open top tanks are produced. Approximate Guide: 6.10m (20ft) x 3.66m (12ft) x 1.22m (4ft) deep = 6,000 gallons; 12.19m (40ft) x 9.75m (32) x 3.66m (12 ft) deep = 96,000 gallons; 15.85m (52ft) x 15.85m (52ft) x 4.88m (16ft) deep = 270,000 gallons. Plate Sizes:1.22m (4ft) x 1.22m (4ft) or 0.91m (3ft) x 0.91m (3ft). Plate Thickness: Usually 47mm (3/16) to 6.3mm (1/4). Conversions:1.82m3 (64 cubic feet) = 400 gallons; 1m3 = 1000 litres.
Referencing details	The tank supports and foundations should be noted. Calculate volume, note design, what tank contains and age.
Cost information notes	The height of the tank influences cost, so two tanks with the same volume but different shapes may not cost the same. The cost build up includes for plates wire brushed and bitumen painted internally / externally with all necessary stays, cleats, nuts, bolts, sealing strips etc. Additions are required for: - Foundations, Support Structure and Pipe Work.
rateable element	Supplying Water - Class 2, Table 2(e) Fire Protection - Class 2, Table 2(f) Accessories to Classes 1 and 2- List of Accessories (1) and (2)(v).
non rateable element	Class 2 proviso, i.e. used in connection with manufacturing operations or trade processes. Class 4 exception (d).
Adjusted Plant and Machinery	Foundations, Supports, Land Wells, Pumps, Boilers, Fire protection system.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

Galvanised tanks require a 15% addition to Cost guide figures.

Photo description

Photo 1 - Typical supported Braithwaite type tank.
Photo 2 - Tank on round concrete supports.

Photo notes

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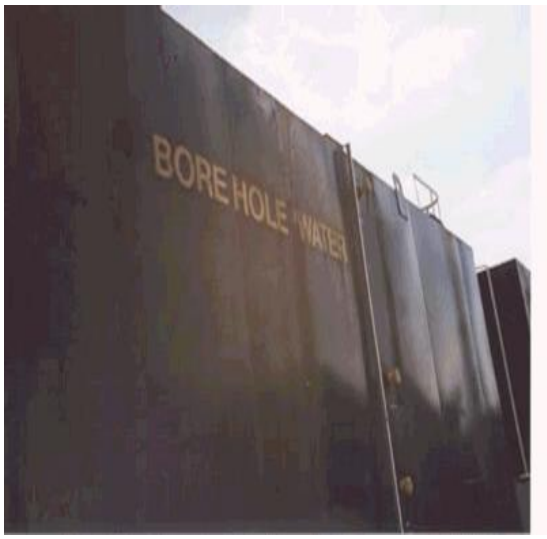
Photo1

Photo2

Photo3



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Generic Category	Tanks
CG Code	215F11
Specific	Braithwaite
Descriptive	Depth 3.66m (12ft)
Tech1	6.10m (20ft) x 4.88m (16ft)
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£83,455
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Potable Water - Braithwaite type. Braithwaite is a trade name that is used by the industry for this type of tank. Braithwaite tanks are mainly for water storage and are found sitting on brick or more commonly steel towers. In modern office complexes the tanks may be found on a building roof. Each panel has a distinctive raised pattern looking like a diagonal cross from a distance. Many modern tanks are of steel plate riveted/bolted/welded together with internal cross bracings. Today pitched / domed covers are normal however some open top tanks are produced. Approximate Guide: 6.10m (20ft) x 3.66m (12ft) x 1.22m (4ft) deep = 6,000 gallons; 12.19m (40ft) x 9.75m (32) x 3.66m (12 ft) deep = 96,000 gallons; 15.85m (52ft) x 15.85m (52ft) x 4.88m (16ft) deep = 270,000 gallons. Plate Sizes:1.22m (4ft) x 1.22m (4ft) or 0.91m (3ft) x 0.91m (3ft). Plate Thickness: Usually 47mm (3/16) to 6.3mm (1/4). Conversions:1.82m3 (64 cubic feet) = 400 gallons; 1m3 = 1000 litres.
Referencing details	The tank supports and foundations should be noted. Calculate volume, note design, what tank contains and age.
Cost information notes	The height of the tank influences cost, so two tanks with the same volume but different shapes may not cost the same. The cost build up includes for plates wire brushed and bitumen painted internally / externally with all necessary stays, cleats, nuts, bolts, sealing strips etc. Additions are required for: - Foundations, Support Structure and Pipe Work.
rateable element	Supplying Water - Class 2, Table 2(e) Fire Protection - Class 2, Table 2(f) Accessories to Classes 1 and 2- List of Accessories (1) and (2)(v).
non rateable element	Class 2 proviso, i.e. used in connection with manufacturing operations or trade processes. Class 4 exception (d).
Adjusted Plant and Machinery	Foundations, Supports, Land Wells, Pumps, Boilers, Fire protection system.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

Galvanised tanks require a 15% addition to Cost guide figures.

Photo description

Photo 1 - Typical supported Braithwaite type tank.
Photo 2 - Tank on round concrete supports.

Photo notes

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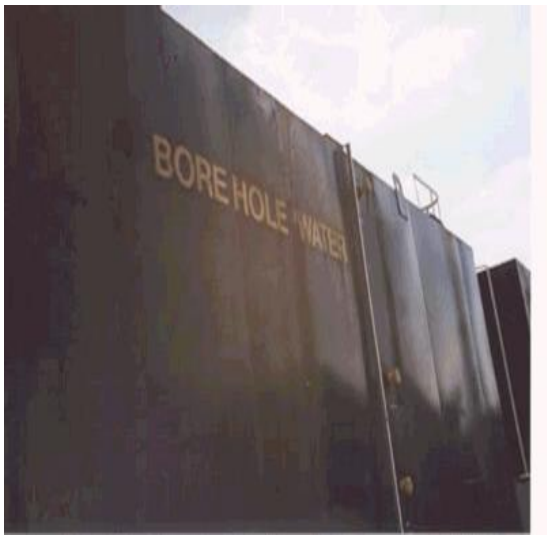
Photo1

Photo2

Photo3



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Generic Category	Tanks
CG Code	215F12
Specific	Braithwaite
Descriptive	Depth 3.66m (12ft)
Tech1	6.10m (20ft) x 6.10m (20ft)
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£100,602
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Potable Water - Braithwaite type. Braithwaite is a trade name that is used by the industry for this type of tank. Braithwaite tanks are mainly for water storage and are found sitting on brick or more commonly steel towers. In modern office complexes the tanks may be found on a building roof. Each panel has a distinctive raised pattern looking like a diagonal cross from a distance. Many modern tanks are of steel plate riveted/bolted/welded together with internal cross bracings. Today pitched / domed covers are normal however some open top tanks are produced. Approximate Guide: 6.10m (20ft) x 3.66m (12ft) x 1.22m (4ft) deep = 6,000 gallons; 12.19m (40ft) x 9.75m (32) x 3.66m (12 ft) deep = 96,000 gallons; 15.85m (52ft) x 15.85m (52ft) x 4.88m (16ft) deep = 270,000 gallons. Plate Sizes:1.22m (4ft) x 1.22m (4ft) or 0.91m (3ft) x 0.91m (3ft). Plate Thickness: Usually 47mm (3/16) to 6.3mm (1/4). Conversions:1.82m3 (64 cubic feet) = 400 gallons; 1m3 = 1000 litres.
Referencing details	The tank supports and foundations should be noted. Calculate volume, note design, what tank contains and age.
Cost information notes	The height of the tank influences cost, so two tanks with the same volume but different shapes may not cost the same. The cost build up includes for plates wire brushed and bitumen painted internally / externally with all necessary stays, cleats, nuts, bolts, sealing strips etc. Additions are required for: - Foundations, Support Structure and Pipe Work.
rateable element	Supplying Water - Class 2, Table 2(e) Fire Protection - Class 2, Table 2(f) Accessories to Classes 1 and 2- List of Accessories (1) and (2)(v).
non rateable element	Class 2 proviso, i.e. used in connection with manufacturing operations or trade processes. Class 4 exception (d).
Adjusted Plant and Machinery	Foundations, Supports, Land Wells, Pumps, Boilers, Fire protection system.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

Galvanised tanks require a 15% addition to Cost guide figures.

Photo description

Photo 1 - Typical supported Braithwaite type tank.
Photo 2 - Tank on round concrete supports.

Photo notes

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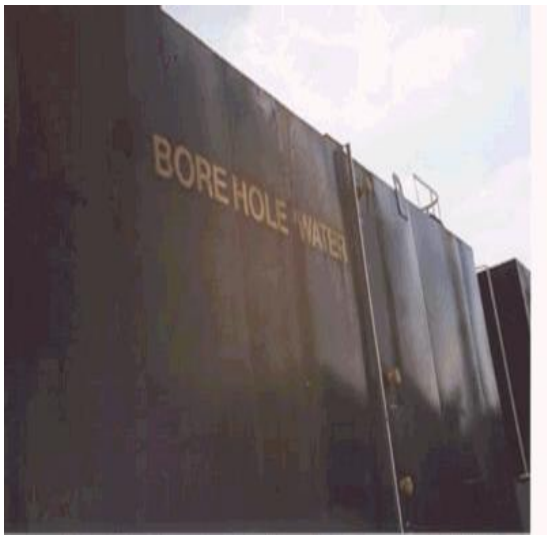
Photo1

Photo2

Photo3



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Generic Category	Tanks
CG Code	215F13
Specific	Braithwaite
Descriptive	Depth 3.66m (12ft)
Tech1	7.32m (24ft) x 7.32m (24ft)
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£131,571
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Potable Water - Braithwaite type. Braithwaite is a trade name that is used by the industry for this type of tank. Braithwaite tanks are mainly for water storage and are found sitting on brick or more commonly steel towers. In modern office complexes the tanks may be found on a building roof. Each panel has a distinctive raised pattern looking like a diagonal cross from a distance. Many modern tanks are of steel plate riveted/bolted/welded together with internal cross bracings. Today pitched / domed covers are normal however some open top tanks are produced. Approximate Guide: 6.10m (20ft) x 3.66m (12ft) x 1.22m (4ft) deep = 6,000 gallons; 12.19m (40ft) x 9.75m (32) x 3.66m (12 ft) deep = 96,000 gallons; 15.85m (52ft) x 15.85m (52ft) x 4.88m (16ft) deep = 270,000 gallons. Plate Sizes:1.22m (4ft) x 1.22m (4ft) or 0.91m (3ft) x 0.91m (3ft). Plate Thickness: Usually 47mm (3/16) to 6.3mm (1/4). Conversions:1.82m3 (64 cubic feet) = 400 gallons; 1m3 = 1000 litres.
Referencing details	The tank supports and foundations should be noted. Calculate volume, note design, what tank contains and age.
Cost information notes	The height of the tank influences cost, so two tanks with the same volume but different shapes may not cost the same. The cost build up includes for plates wire brushed and bitumen painted internally / externally with all necessary stays, cleats, nuts, bolts, sealing strips etc. Additions are required for: - Foundations, Support Structure and Pipe Work.
rateable element	Supplying Water - Class 2, Table 2(e) Fire Protection - Class 2, Table 2(f) Accessories to Classes 1 and 2- List of Accessories (1) and (2)(v).
non rateable element	Class 2 proviso, i.e. used in connection with manufacturing operations or trade processes. Class 4 exception (d).
Adjusted Plant and Machinery	Foundations, Supports, Land Wells, Pumps, Boilers, Fire protection system.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

Galvanised tanks require a 15% addition to Cost guide figures.

Photo description

Photo 1 - Typical supported Braithwaite type tank.
Photo 2 - Tank on round concrete supports.

Photo notes

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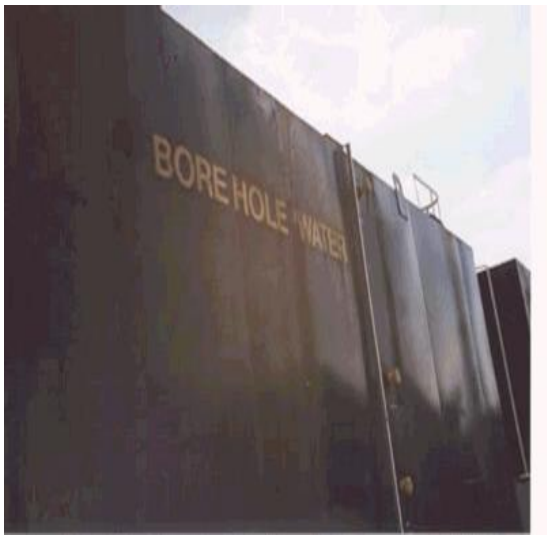
Photo1

Photo2

Photo3



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Generic Category	Tanks
CG Code	215F14
Specific	Braithwaite
Descriptive	Depth 3.66m (12ft)
Tech1	8.53m (28ft) x 8.53m (28ft)
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£166,482
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Potable Water - Braithwaite type. Braithwaite is a trade name that is used by the industry for this type of tank. Braithwaite tanks are mainly for water storage and are found sitting on brick or more commonly steel towers. In modern office complexes the tanks may be found on a building roof. Each panel has a distinctive raised pattern looking like a diagonal cross from a distance. Many modern tanks are of steel plate riveted/bolted/welded together with internal cross bracings. Today pitched / domed covers are normal however some open top tanks are produced. Approximate Guide: 6.10m (20ft) x 3.66m (12ft) x 1.22m (4ft) deep = 6,000 gallons; 12.19m (40ft) x 9.75m (32) x 3.66m (12 ft) deep = 96,000 gallons; 15.85m (52ft) x 15.85m (52ft) x 4.88m (16ft) deep = 270,000 gallons. Plate Sizes:1.22m (4ft) x 1.22m (4ft) or 0.91m (3ft) x 0.91m (3ft). Plate Thickness: Usually 47mm (3/16) to 6.3mm (1/4). Conversions:1.82m3 (64 cubic feet) = 400 gallons; 1m3 = 1000 litres.
Referencing details	The tank supports and foundations should be noted. Calculate volume, note design, what tank contains and age.
Cost information notes	The height of the tank influences cost, so two tanks with the same volume but different shapes may not cost the same. The cost build up includes for plates wire brushed and bitumen painted internally / externally with all necessary stays, cleats, nuts, bolts, sealing strips etc. Additions are required for: - Foundations, Support Structure and Pipe Work.
rateable element	Supplying Water - Class 2, Table 2(e) Fire Protection - Class 2, Table 2(f) Accessories to Classes 1 and 2- List of Accessories (1) and (2)(v).
non rateable element	Class 2 proviso, i.e. used in connection with manufacturing operations or trade processes. Class 4 exception (d).
Adjusted Plant and Machinery	Foundations, Supports, Land Wells, Pumps, Boilers, Fire protection system.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

Galvanised tanks require a 15% addition to Cost guide figures.

Photo description

Photo 1 - Typical supported Braithwaite type tank.
Photo 2 - Tank on round concrete supports.

Photo notes

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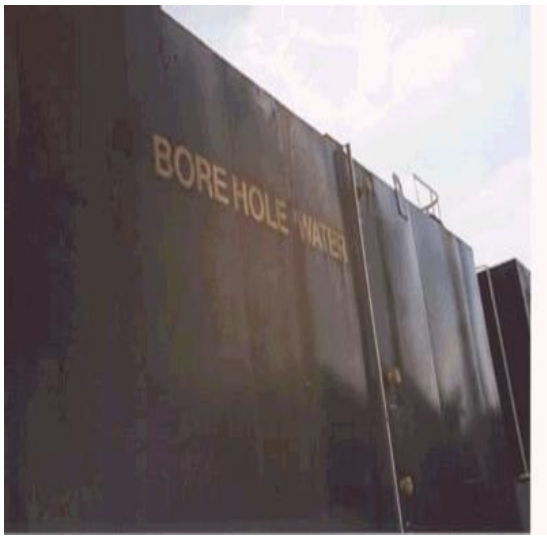
Photo1

Photo2

Photo3



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Generic Category	Tanks
CG Code	215F15
Specific	Braithwaite
Descriptive	Depth 3.66m (12ft)
Tech1	10.97m (36ft) x 8.53m (28ft)
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£204,054
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Potable Water - Braithwaite type. Braithwaite is a trade name that is used by the industry for this type of tank. Braithwaite tanks are mainly for water storage and are found sitting on brick or more commonly steel towers. In modern office complexes the tanks may be found on a building roof. Each panel has a distinctive raised pattern looking like a diagonal cross from a distance. Many modern tanks are of steel plate riveted/bolted/welded together with internal cross bracings. Today pitched / domed covers are normal however some open top tanks are produced. Approximate Guide: 6.10m (20ft) x 3.66m (12ft) x 1.22m (4ft) deep = 6,000 gallons; 12.19m (40ft) x 9.75m (32) x 3.66m (12 ft) deep = 96,000 gallons; 15.85m (52ft) x 15.85m (52ft) x 4.88m (16ft) deep = 270,000 gallons. Plate Sizes:1.22m (4ft) x 1.22m (4ft) or 0.91m (3ft) x 0.91m (3ft). Plate Thickness: Usually 47mm (3/16) to 6.3mm (1/4). Conversions:1.82m3 (64 cubic feet) = 400 gallons; 1m3 = 1000 litres.
Referencing details	The tank supports and foundations should be noted. Calculate volume, note design, what tank contains and age.
Cost information notes	The height of the tank influences cost, so two tanks with the same volume but different shapes may not cost the same. The cost build up includes for plates wire brushed and bitumen painted internally / externally with all necessary stays, cleats, nuts, bolts, sealing strips etc. Additions are required for: - Foundations, Support Structure and Pipe Work.
rateable element	Supplying Water - Class 2, Table 2(e) Fire Protection - Class 2, Table 2(f) Accessories to Classes 1 and 2- List of Accessories (1) and (2)(v).
non rateable element	Class 2 proviso, i.e. used in connection with manufacturing operations or trade processes. Class 4 exception (d).
Adjusted Plant and Machinery	Foundations, Supports, Land Wells, Pumps, Boilers, Fire protection system.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

Galvanised tanks require a 15% addition to Cost guide figures.

Photo description

Photo 1 - Typical supported Braithwaite type tank.
Photo 2 - Tank on round concrete supports.

Photo notes

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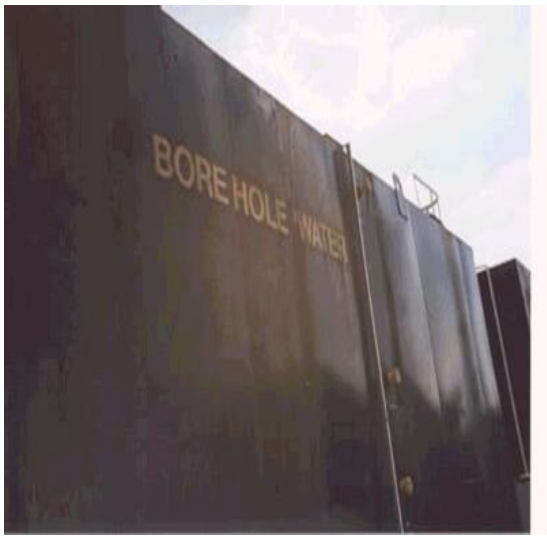
Photo1

Photo2

Photo3



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Generic Category	Tanks
CG Code	215F16
Specific	Braithwaite
Descriptive	Depth 3.66m (12ft)
Tech1	10.97m (36ft) x 10.97m (36ft)
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£221,153
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Potable Water - Braithwaite type. Braithwaite is a trade name that is used by the industry for this type of tank. Braithwaite tanks are mainly for water storage and are found sitting on brick or more commonly steel towers. In modern office complexes the tanks may be found on a building roof. Each panel has a distinctive raised pattern looking like a diagonal cross from a distance. Many modern tanks are of steel plate riveted/bolted/welded together with internal cross bracings. Today pitched / domed covers are normal however some open top tanks are produced. Approximate Guide: 6.10m (20ft) x 3.66m (12ft) x 1.22m (4ft) deep = 6,000 gallons; 12.19m (40ft) x 9.75m (32) x 3.66m (12 ft) deep = 96,000 gallons; 15.85m (52ft) x 15.85m (52ft) x 4.88m (16ft) deep = 270,000 gallons. Plate Sizes:1.22m (4ft) x 1.22m (4ft) or 0.91m (3ft) x 0.91m (3ft). Plate Thickness: Usually 47mm (3/16) to 6.3mm (1/4). Conversions:1.82m3 (64 cubic feet) = 400 gallons; 1m3 = 1000 litres.
Referencing details	The tank supports and foundations should be noted. Calculate volume, note design, what tank contains and age.
Cost information notes	The height of the tank influences cost, so two tanks with the same volume but different shapes may not cost the same. The cost build up includes for plates wire brushed and bitumen painted internally / externally with all necessary stays, cleats, nuts, bolts, sealing strips etc. Additions are required for: - Foundations, Support Structure and Pipe Work.
rateable element	Supplying Water - Class 2, Table 2(e) Fire Protection - Class 2, Table 2(f) Accessories to Classes 1 and 2- List of Accessories (1) and (2)(v).
non rateable element	Class 2 proviso, i.e. used in connection with manufacturing operations or trade processes. Class 4 exception (d).
Adjusted Plant and Machinery	Foundations, Supports, Land Wells, Pumps, Boilers, Fire protection system.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

Galvanised tanks require a 15% addition to Cost guide figures.

Photo description

Photo 1 - Typical supported Braithwaite type tank.
Photo 2 - Tank on round concrete supports.

Photo notes

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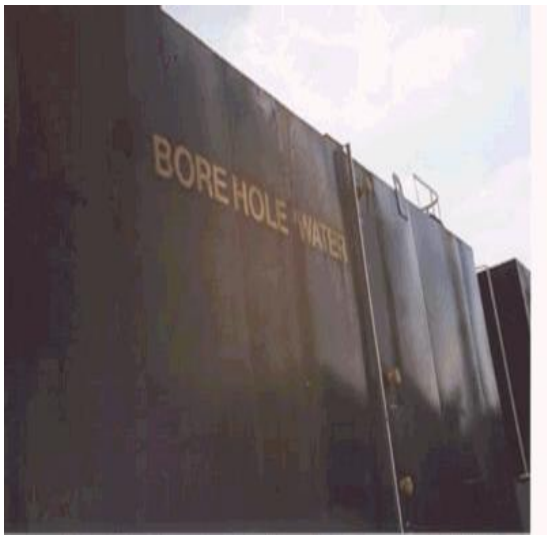
Photo1

Photo2

Photo3



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Generic Category	Tanks
CG Code	215F17
Specific	Braithwaite
Descriptive	Depth 3.66m (12ft)
Tech1	12.19m (40ft) x 12.19m (40ft)
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£262,192
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Potable Water - Braithwaite type. Braithwaite is a trade name that is used by the industry for this type of tank. Braithwaite tanks are mainly for water storage and are found sitting on brick or more commonly steel towers. In modern office complexes the tanks may be found on a building roof. Each panel has a distinctive raised pattern looking like a diagonal cross from a distance. Many modern tanks are of steel plate riveted/bolted/welded together with internal cross bracings. Today pitched / domed covers are normal however some open top tanks are produced. Approximate Guide: 6.10m (20ft) x 3.66m (12ft) x 1.22m (4ft) deep = 6,000 gallons; 12.19m (40ft) x 9.75m (32) x 3.66m (12 ft) deep = 96,000 gallons; 15.85m (52ft) x 15.85m (52ft) x 4.88m (16ft) deep = 270,000 gallons. Plate Sizes:1.22m (4ft) x 1.22m (4ft) or 0.91m (3ft) x 0.91m (3ft). Plate Thickness: Usually 47mm (3/16) to 6.3mm (1/4). Conversions:1.82m3 (64 cubic feet) = 400 gallons; 1m3 = 1000 litres.
Referencing details	The tank supports and foundations should be noted. Calculate volume, note design, what tank contains and age.
Cost information notes	The height of the tank influences cost, so two tanks with the same volume but different shapes may not cost the same. The cost build up includes for plates wire brushed and bitumen painted internally / externally with all necessary stays, cleats, nuts, bolts, sealing strips etc. Additions are required for: - Foundations, Support Structure and Pipe Work.
rateable element	Supplying Water - Class 2, Table 2(e) Fire Protection - Class 2, Table 2(f) Accessories to Classes 1 and 2- List of Accessories (1) and (2)(v).
non rateable element	Class 2 proviso, i.e. used in connection with manufacturing operations or trade processes. Class 4 exception (d).
Adjusted Plant and Machinery	Foundations, Supports, Land Wells, Pumps, Boilers, Fire protection system.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

Galvanised tanks require a 15% addition to Cost guide figures.

Photo description

Photo 1 - Typical supported Braithwaite type tank.
Photo 2 - Tank on round concrete supports.

Photo notes

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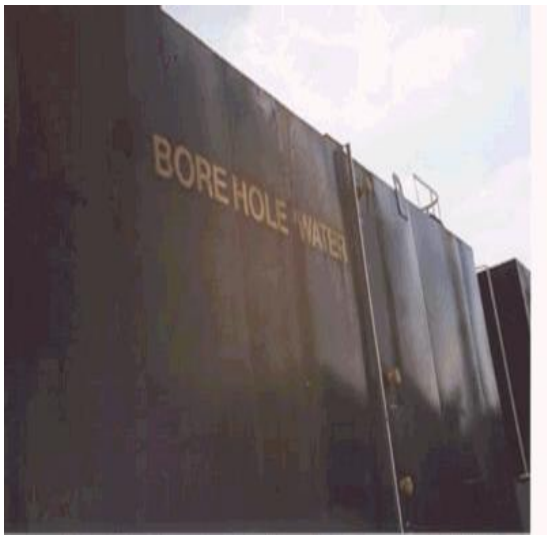
Photo1

Photo2

Photo3



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Generic Category	Tanks
CG Code	215F18
Specific	Braithwaite
Descriptive	Depth 3.66m (12ft)
Tech1	13.41m (44ft) x 13.41m (44ft)
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£306,842
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Potable Water - Braithwaite type. Braithwaite is a trade name that is used by the industry for this type of tank. Braithwaite tanks are mainly for water storage and are found sitting on brick or more commonly steel towers. In modern office complexes the tanks may be found on a building roof. Each panel has a distinctive raised pattern looking like a diagonal cross from a distance. Many modern tanks are of steel plate riveted/bolted/welded together with internal cross bracings. Today pitched / domed covers are normal however some open top tanks are produced. Approximate Guide: 6.10m (20ft) x 3.66m (12ft) x 1.22m (4ft) deep = 6,000 gallons; 12.19m (40ft) x 9.75m (32) x 3.66m (12 ft) deep = 96,000 gallons; 15.85m (52ft) x 15.85m (52ft) x 4.88m (16ft) deep = 270,000 gallons. Plate Sizes:1.22m (4ft) x 1.22m (4ft) or 0.91m (3ft) x 0.91m (3ft). Plate Thickness: Usually 47mm (3/16) to 6.3mm (1/4). Conversions:1.82m3 (64 cubic feet) = 400 gallons; 1m3 = 1000 litres.
Referencing details	The tank supports and foundations should be noted. Calculate volume, note design, what tank contains and age.
Cost information notes	The height of the tank influences cost, so two tanks with the same volume but different shapes may not cost the same. The cost build up includes for plates wire brushed and bitumen painted internally / externally with all necessary stays, cleats, nuts, bolts, sealing strips etc. Additions are required for: - Foundations, Support Structure and Pipe Work.
rateable element	Supplying Water - Class 2, Table 2(e) Fire Protection - Class 2, Table 2(f) Accessories to Classes 1 and 2- List of Accessories (1) and (2)(v).
non rateable element	Class 2 proviso, i.e. used in connection with manufacturing operations or trade processes. Class 4 exception (d).
Adjusted Plant and Machinery	Foundations, Supports, Land Wells, Pumps, Boilers, Fire protection system.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

Galvanised tanks require a 15% addition to Cost guide figures.

Photo description

Photo 1 - Typical supported Braithwaite type tank.
Photo 2 - Tank on round concrete supports.

Photo notes

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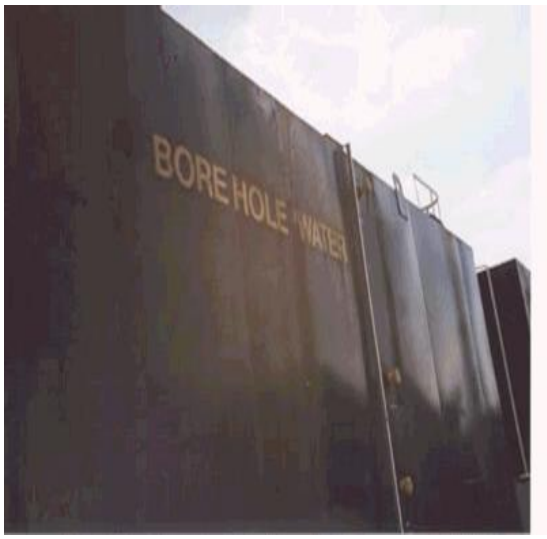
Photo1

Photo2

Photo3



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Generic Category	Tanks
CG Code	215F19
Specific	Braithwaite
Descriptive	Depth 3.66m (12ft)
Tech1	14.63m (48ft) x 14.63m (48ft)
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£524,004
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Potable Water - Braithwaite type. Braithwaite is a trade name that is used by the industry for this type of tank. Braithwaite tanks are mainly for water storage and are found sitting on brick or more commonly steel towers. In modern office complexes the tanks may be found on a building roof. Each panel has a distinctive raised pattern looking like a diagonal cross from a distance. Many modern tanks are of steel plate riveted/bolted/welded together with internal cross bracings. Today pitched / domed covers are normal however some open top tanks are produced. Approximate Guide: 6.10m (20ft) x 3.66m (12ft) x 1.22m (4ft) deep = 6,000 gallons; 12.19m (40ft) x 9.75m (32) x 3.66m (12 ft) deep = 96,000 gallons; 15.85m (52ft) x 15.85m (52ft) x 4.88m (16ft) deep = 270,000 gallons. Plate Sizes:1.22m (4ft) x 1.22m (4ft) or 0.91m (3ft) x 0.91m (3ft). Plate Thickness: Usually 47mm (3/16) to 6.3mm (1/4). Conversions:1.82m3 (64 cubic feet) = 400 gallons; 1m3 = 1000 litres.
Referencing details	The tank supports and foundations should be noted. Calculate volume, note design, what tank contains and age.
Cost information notes	The height of the tank influences cost, so two tanks with the same volume but different shapes may not cost the same. The cost build up includes for plates wire brushed and bitumen painted internally / externally with all necessary stays, cleats, nuts, bolts, sealing strips etc. Additions are required for: - Foundations, Support Structure and Pipe Work.
rateable element	Supplying Water - Class 2, Table 2(e) Fire Protection - Class 2, Table 2(f) Accessories to Classes 1 and 2- List of Accessories (1) and (2)(v).
non rateable element	Class 2 proviso, i.e. used in connection with manufacturing operations or trade processes. Class 4 exception (d).
Adjusted Plant and Machinery	Foundations, Supports, Land Wells, Pumps, Boilers, Fire protection system.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

Galvanised tanks require a 15% addition to Cost guide figures.

Photo description

Photo 1 - Typical supported Braithwaite type tank.
Photo 2 - Tank on round concrete supports.

Photo notes

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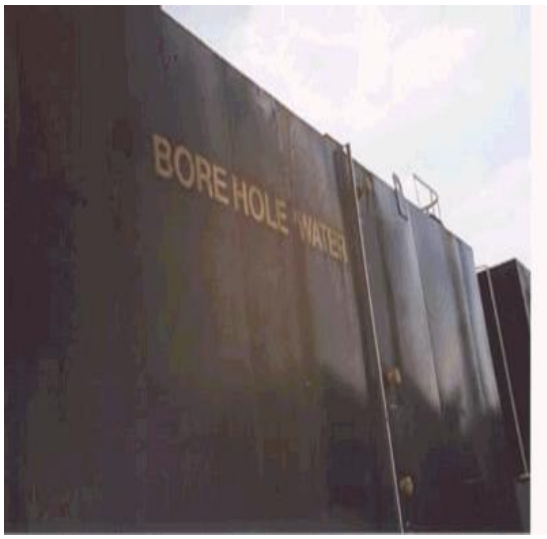
Photo1

Photo2

Photo3



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Generic Category	Tanks
CG Code	215F20
Specific	Braithwaite
Descriptive	Depth 3.66m (12ft)
Tech1	15.85m (52ft) x 15.85m (52ft)
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£606,747
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Potable Water - Braithwaite type. Braithwaite is a trade name that is used by the industry for this type of tank. Braithwaite tanks are mainly for water storage and are found sitting on brick or more commonly steel towers. In modern office complexes the tanks may be found on a building roof. Each panel has a distinctive raised pattern looking like a diagonal cross from a distance. Many modern tanks are of steel plate riveted/bolted/welded together with internal cross bracings. Today pitched / domed covers are normal however some open top tanks are produced. Approximate Guide: 6.10m (20ft) x 3.66m (12ft) x 1.22m (4ft) deep = 6,000 gallons; 12.19m (40ft) x 9.75m (32) x 3.66m (12 ft) deep = 96,000 gallons; 15.85m (52ft) x 15.85m (52ft) x 4.88m (16ft) deep = 270,000 gallons. Plate Sizes:1.22m (4ft) x 1.22m (4ft) or 0.91m (3ft) x 0.91m (3ft). Plate Thickness: Usually 47mm (3/16) to 6.3mm (1/4). Conversions:1.82m3 (64 cubic feet) = 400 gallons; 1m3 = 1000 litres.
Referencing details	The tank supports and foundations should be noted. Calculate volume, note design, what tank contains and age.
Cost information notes	The height of the tank influences cost, so two tanks with the same volume but different shapes may not cost the same. The cost build up includes for plates wire brushed and bitumen painted internally / externally with all necessary stays, cleats, nuts, bolts, sealing strips etc. Additions are required for: - Foundations, Support Structure and Pipe Work.
rateable element	Supplying Water - Class 2, Table 2(e) Fire Protection - Class 2, Table 2(f) Accessories to Classes 1 and 2- List of Accessories (1) and (2)(v).
non rateable element	Class 2 proviso, i.e. used in connection with manufacturing operations or trade processes. Class 4 exception (d).
Adjusted Plant and Machinery	Foundations, Supports, Land Wells, Pumps, Boilers, Fire protection system.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

Galvanised tanks require a 15% addition to Cost guide figures.

Photo description

Photo 1 - Typical supported Braithwaite type tank.
Photo 2 - Tank on round concrete supports.

Photo notes

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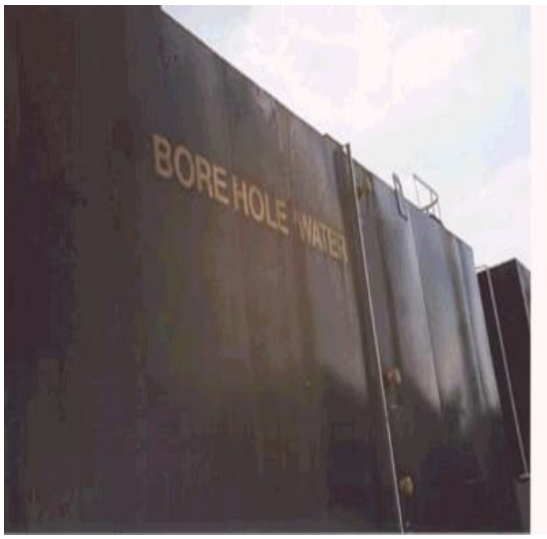
Photo1

Photo2

Photo3



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Generic Category	Tanks
CG Code	215F21
Specific	Braithwaite
Descriptive	Depth 4.88m (16ft)
Tech1	4.88m (16ft) x 4.88m (16ft)
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£74,858
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Potable Water - Braithwaite type. Braithwaite is a trade name that is used by the industry for this type of tank. Braithwaite tanks are mainly for water storage and are found sitting on brick or more commonly steel towers. In modern office complexes the tanks may be found on a building roof. Each panel has a distinctive raised pattern looking like a diagonal cross from a distance. Many modern tanks are of steel plate riveted/bolted/welded together with internal cross bracings. Today pitched / domed covers are normal however some open top tanks are produced. Approximate Guide: 6.10m (20ft) x 3.66m (12ft) x 1.22m (4ft) deep = 6,000 gallons; 12.19m (40ft) x 9.75m (32) x 3.66m (12 ft) deep = 96,000 gallons; 15.85m (52ft) x 15.85m (52ft) x 4.88m (16ft) deep = 270,000 gallons. Plate Sizes:1.22m (4ft) x 1.22m (4ft) or 0.91m (3ft) x 0.91m (3ft). Plate Thickness: Usually 47mm (3/16) to 6.3mm (1/4). Conversions:1.82m3 (64 cubic feet) = 400 gallons; 1m3 = 1000 litres.
Referencing details	The tank supports and foundations should be noted. Calculate volume, note design, what tank contains and age.
Cost information notes	The height of the tank influences cost, so two tanks with the same volume but different shapes may not cost the same. The cost build up includes for plates wire brushed and bitumen painted internally / externally with all necessary stays, cleats, nuts, bolts, sealing strips etc. Additions are required for: - Foundations, Support Structure and Pipe Work.
rateable element	Supplying Water - Class 2, Table 2(e) Fire Protection - Class 2, Table 2(f) Accessories to Classes 1 and 2- List of Accessories (1) and (2)(v).
non rateable element	Class 2 proviso, i.e. used in connection with manufacturing operations or trade processes. Class 4 exception (d).
Adjusted Plant and Machinery	Foundations, Supports, Land Wells, Pumps, Boilers, Fire protection system.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

Galvanised tanks require a 15% addition to Cost guide figures.

Photo description

Photo 1 - Typical supported Braithwaite type tank.
Photo 2 - Tank on round concrete supports.

Photo notes

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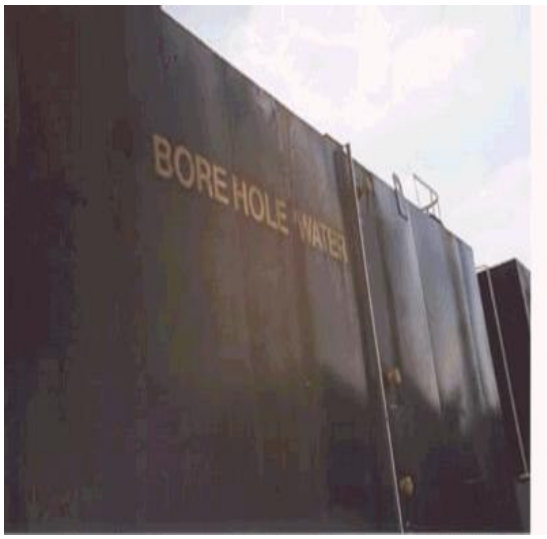
Photo1

Photo2

Photo3



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Generic Category	Tanks
CG Code	215F22
Specific	Braithwaite
Descriptive	Depth 4.88m (16ft)
Tech1	6.10m (20ft) x 4.88m (16ft)
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£87,112
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Potable Water - Braithwaite type. Braithwaite is a trade name that is used by the industry for this type of tank. Braithwaite tanks are mainly for water storage and are found sitting on brick or more commonly steel towers. In modern office complexes the tanks may be found on a building roof. Each panel has a distinctive raised pattern looking like a diagonal cross from a distance. Many modern tanks are of steel plate riveted/bolted/welded together with internal cross bracings. Today pitched / domed covers are normal however some open top tanks are produced. Approximate Guide: 6.10m (20ft) x 3.66m (12ft) x 1.22m (4ft) deep = 6,000 gallons; 12.19m (40ft) x 9.75m (32) x 3.66m (12 ft) deep = 96,000 gallons; 15.85m (52ft) x 15.85m (52ft) x 4.88m (16ft) deep = 270,000 gallons. Plate Sizes:1.22m (4ft) x 1.22m (4ft) or 0.91m (3ft) x 0.91m (3ft). Plate Thickness: Usually 47mm (3/16) to 6.3mm (1/4). Conversions:1.82m3 (64 cubic feet) = 400 gallons; 1m3 = 1000 litres.
Referencing details	The tank supports and foundations should be noted. Calculate volume, note design, what tank contains and age.
Cost information notes	The height of the tank influences cost, so two tanks with the same volume but different shapes may not cost the same. The cost build up includes for plates wire brushed and bitumen painted internally / externally with all necessary stays, cleats, nuts, bolts, sealing strips etc. Additions are required for: - Foundations, Support Structure and Pipe Work.
rateable element	Supplying Water - Class 2, Table 2(e) Fire Protection - Class 2, Table 2(f) Accessories to Classes 1 and 2- List of Accessories (1) and (2)(v).
non rateable element	Class 2 proviso, i.e. used in connection with manufacturing operations or trade processes. Class 4 exception (d).
Adjusted Plant and Machinery	Foundations, Supports, Land Wells, Pumps, Boilers, Fire protection system.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

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Variations

Galvanised tanks require a 15% addition to Cost guide figures.

Photo description

Photo 1 - Typical supported Braithwaite type tank.
Photo 2 - Tank on round concrete supports.

Photo notes

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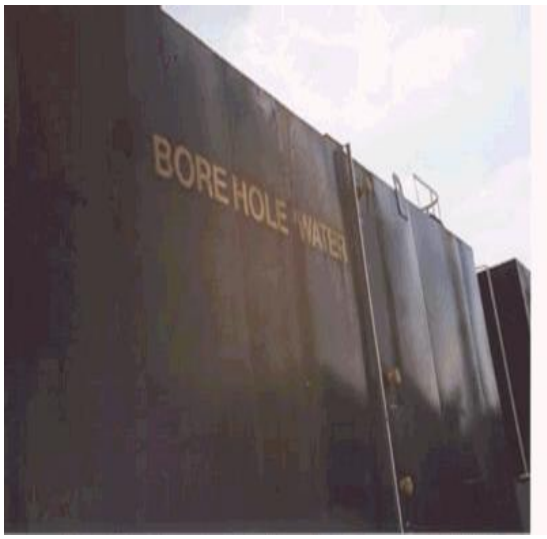
Photo1

Photo2

Photo3



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Generic Category	Tanks
CG Code	215F23
Specific	Braithwaite
Descriptive	Depth 4.88m (16ft)
Tech1	6.10m (20ft) x 6.10m (20ft)
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£102,996
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Potable Water - Braithwaite type. Braithwaite is a trade name that is used by the industry for this type of tank. Braithwaite tanks are mainly for water storage and are found sitting on brick or more commonly steel towers. In modern office complexes the tanks may be found on a building roof. Each panel has a distinctive raised pattern looking like a diagonal cross from a distance. Many modern tanks are of steel plate riveted/bolted/welded together with internal cross bracings. Today pitched / domed covers are normal however some open top tanks are produced. Approximate Guide: 6.10m (20ft) x 3.66m (12ft) x 1.22m (4ft) deep = 6,000 gallons; 12.19m (40ft) x 9.75m (32) x 3.66m (12 ft) deep = 96,000 gallons; 15.85m (52ft) x 15.85m (52ft) x 4.88m (16ft) deep = 270,000 gallons. Plate Sizes:1.22m (4ft) x 1.22m (4ft) or 0.91m (3ft) x 0.91m (3ft). Plate Thickness: Usually 47mm (3/16) to 6.3mm (1/4). Conversions:1.82m3 (64 cubic feet) = 400 gallons; 1m3 = 1000 litres.
Referencing details	The tank supports and foundations should be noted. Calculate volume, note design, what tank contains and age.
Cost information notes	The height of the tank influences cost, so two tanks with the same volume but different shapes may not cost the same. The cost build up includes for plates wire brushed and bitumen painted internally / externally with all necessary stays, cleats, nuts, bolts, sealing strips etc. Additions are required for: - Foundations, Support Structure and Pipe Work.
rateable element	Supplying Water - Class 2, Table 2(e) Fire Protection - Class 2, Table 2(f) Accessories to Classes 1 and 2- List of Accessories (1) and (2)(v).
non rateable element	Class 2 proviso, i.e. used in connection with manufacturing operations or trade processes. Class 4 exception (d).
Adjusted Plant and Machinery	Foundations, Supports, Land Wells, Pumps, Boilers, Fire protection system.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

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Variations

Galvanised tanks require a 15% addition to Cost guide figures.

Photo description

Photo 1 - Typical supported Braithwaite type tank.
Photo 2 - Tank on round concrete supports.

Photo notes

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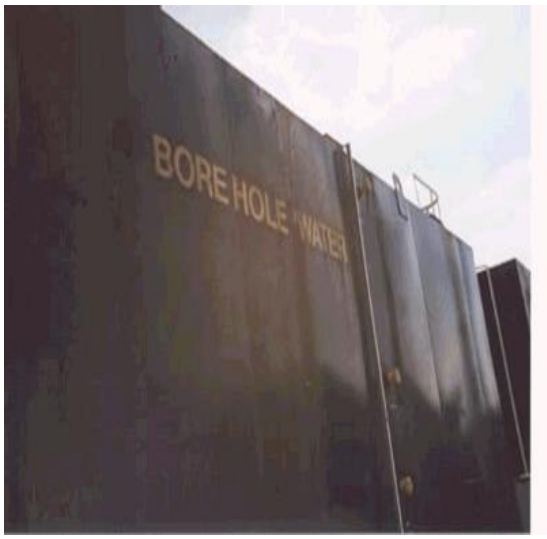
Photo1

Photo2

Photo3



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Generic Category	Tanks
CG Code	215F24
Specific	Braithwaite
Descriptive	Depth 4.88m (16ft)
Tech1	7.32m (24ft) x 7.32m (24ft)
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£137,318
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Potable Water - Braithwaite type. Braithwaite is a trade name that is used by the industry for this type of tank. Braithwaite tanks are mainly for water storage and are found sitting on brick or more commonly steel towers. In modern office complexes the tanks may be found on a building roof. Each panel has a distinctive raised pattern looking like a diagonal cross from a distance. Many modern tanks are of steel plate riveted/bolted/welded together with internal cross bracings. Today pitched / domed covers are normal however some open top tanks are produced. Approximate Guide: 6.10m (20ft) x 3.66m (12ft) x 1.22m (4ft) deep = 6,000 gallons; 12.19m (40ft) x 9.75m (32) x 3.66m (12 ft) deep = 96,000 gallons; 15.85m (52ft) x 15.85m (52ft) x 4.88m (16ft) deep = 270,000 gallons. Plate Sizes:1.22m (4ft) x 1.22m (4ft) or 0.91m (3ft) x 0.91m (3ft). Plate Thickness: Usually 47mm (3/16) to 6.3mm (1/4). Conversions:1.82m3 (64 cubic feet) = 400 gallons; 1m3 = 1000 litres.
Referencing details	The tank supports and foundations should be noted. Calculate volume, note design, what tank contains and age.
Cost information notes	The height of the tank influences cost, so two tanks with the same volume but different shapes may not cost the same. The cost build up includes for plates wire brushed and bitumen painted internally / externally with all necessary stays, cleats, nuts, bolts, sealing strips etc. Additions are required for: - Foundations, Support Structure and Pipe Work.
rateable element	Supplying Water - Class 2, Table 2(e) Fire Protection - Class 2, Table 2(f) Accessories to Classes 1 and 2- List of Accessories (1) and (2)(v).
non rateable element	Class 2 proviso, i.e. used in connection with manufacturing operations or trade processes. Class 4 exception (d).
Adjusted Plant and Machinery	Foundations, Supports, Land Wells, Pumps, Boilers, Fire protection system.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

Galvanised tanks require a 15% addition to Cost guide figures.

Photo description

Photo 1 - Typical supported Braithwaite type tank.
Photo 2 - Tank on round concrete supports.

Photo notes

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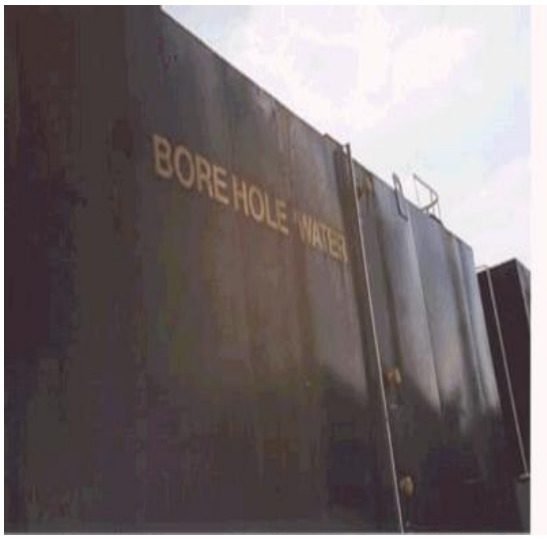
Photo1

Photo2

Photo3



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Generic Category	Tanks
CG Code	215F25
Specific	Braithwaite
Descriptive	Depth 4.88m (16ft)
Tech1	8.53m (28ft) x 8.53m (28ft)
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£172,420
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Potable Water - Braithwaite type. Braithwaite is a trade name that is used by the industry for this type of tank. Braithwaite tanks are mainly for water storage and are found sitting on brick or more commonly steel towers. In modern office complexes the tanks may be found on a building roof. Each panel has a distinctive raised pattern looking like a diagonal cross from a distance. Many modern tanks are of steel plate riveted/bolted/welded together with internal cross bracings. Today pitched / domed covers are normal however some open top tanks are produced. Approximate Guide: 6.10m (20ft) x 3.66m (12ft) x 1.22m (4ft) deep = 6,000 gallons; 12.19m (40ft) x 9.75m (32) x 3.66m (12 ft) deep = 96,000 gallons; 15.85m (52ft) x 15.85m (52ft) x 4.88m (16ft) deep = 270,000 gallons. Plate Sizes:1.22m (4ft) x 1.22m (4ft) or 0.91m (3ft) x 0.91m (3ft). Plate Thickness: Usually 47mm (3/16) to 6.3mm (1/4). Conversions:1.82m3 (64 cubic feet) = 400 gallons; 1m3 = 1000 litres.
Referencing details	The tank supports and foundations should be noted. Calculate volume, note design, what tank contains and age.
Cost information notes	The height of the tank influences cost, so two tanks with the same volume but different shapes may not cost the same. The cost build up includes for plates wire brushed and bitumen painted internally / externally with all necessary stays, cleats, nuts, bolts, sealing strips etc. Additions are required for: - Foundations, Support Structure and Pipe Work.
rateable element	Supplying Water - Class 2, Table 2(e) Fire Protection - Class 2, Table 2(f) Accessories to Classes 1 and 2- List of Accessories (1) and (2)(v).
non rateable element	Class 2 proviso, i.e. used in connection with manufacturing operations or trade processes. Class 4 exception (d).
Adjusted Plant and Machinery	Foundations, Supports, Land Wells, Pumps, Boilers, Fire protection system.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

Galvanised tanks require a 15% addition to Cost guide figures.

Photo description

Photo 1 - Typical supported Braithwaite type tank.
Photo 2 - Tank on round concrete supports.

Photo notes

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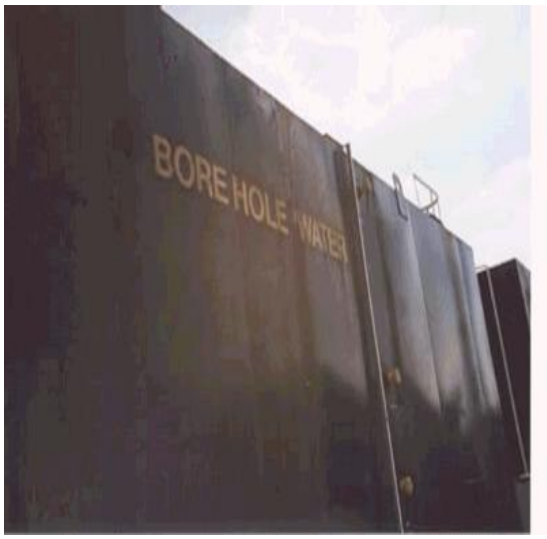
Photo1

Photo2

Photo3



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Generic Category	Tanks
CG Code	215F26
Specific	Braithwaite
Descriptive	Depth 4.88m (16ft)
Tech1	10.97m (36ft) x 8.53m (28ft)
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£216,784
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Potable Water - Braithwaite type. Braithwaite is a trade name that is used by the industry for this type of tank. Braithwaite tanks are mainly for water storage and are found sitting on brick or more commonly steel towers. In modern office complexes the tanks may be found on a building roof. Each panel has a distinctive raised pattern looking like a diagonal cross from a distance. Many modern tanks are of steel plate riveted/bolted/welded together with internal cross bracings. Today pitched / domed covers are normal however some open top tanks are produced. Approximate Guide: 6.10m (20ft) x 3.66m (12ft) x 1.22m (4ft) deep = 6,000 gallons; 12.19m (40ft) x 9.75m (32) x 3.66m (12 ft) deep = 96,000 gallons; 15.85m (52ft) x 15.85m (52ft) x 4.88m (16ft) deep = 270,000 gallons. Plate Sizes:1.22m (4ft) x 1.22m (4ft) or 0.91m (3ft) x 0.91m (3ft). Plate Thickness: Usually 47mm (3/16) to 6.3mm (1/4). Conversions:1.82m3 (64 cubic feet) = 400 gallons; 1m3 = 1000 litres.
Referencing details	The tank supports and foundations should be noted. Calculate volume, note design, what tank contains and age.
Cost information notes	The height of the tank influences cost, so two tanks with the same volume but different shapes may not cost the same. The cost build up includes for plates wire brushed and bitumen painted internally / externally with all necessary stays, cleats, nuts, bolts, sealing strips etc. Additions are required for: - Foundations, Support Structure and Pipe Work.
rateable element	Supplying Water - Class 2, Table 2(e) Fire Protection - Class 2, Table 2(f) Accessories to Classes 1 and 2- List of Accessories (1) and (2)(v).
non rateable element	Class 2 proviso, i.e. used in connection with manufacturing operations or trade processes. Class 4 exception (d).
Adjusted Plant and Machinery	Foundations, Supports, Land Wells, Pumps, Boilers, Fire protection system.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

Galvanised tanks require a 15% addition to Cost guide figures.

Photo description

Photo 1 - Typical supported Braithwaite type tank.
Photo 2 - Tank on round concrete supports.

Photo notes

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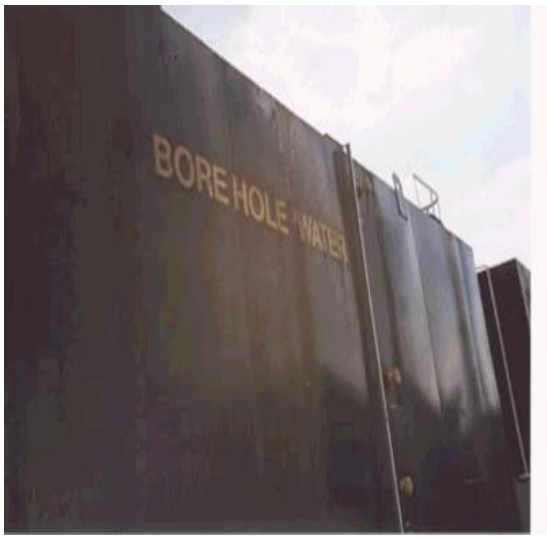
Photo1

Photo2

Photo3



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Generic Category	Tanks
CG Code	215F27
Specific	Braithwaite
Descriptive	Depth 4.88m (16ft)
Tech1	10.97m (36ft) x 10.97m (36ft)
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£261,433
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Potable Water - Braithwaite type. Braithwaite is a trade name that is used by the industry for this type of tank. Braithwaite tanks are mainly for water storage and are found sitting on brick or more commonly steel towers. In modern office complexes the tanks may be found on a building roof. Each panel has a distinctive raised pattern looking like a diagonal cross from a distance. Many modern tanks are of steel plate riveted/bolted/welded together with internal cross bracings. Today pitched / domed covers are normal however some open top tanks are produced. Approximate Guide: 6.10m (20ft) x 3.66m (12ft) x 1.22m (4ft) deep = 6,000 gallons; 12.19m (40ft) x 9.75m (32) x 3.66m (12 ft) deep = 96,000 gallons; 15.85m (52ft) x 15.85m (52ft) x 4.88m (16ft) deep = 270,000 gallons. Plate Sizes:1.22m (4ft) x 1.22m (4ft) or 0.91m (3ft) x 0.91m (3ft). Plate Thickness: Usually 47mm (3/16) to 6.3mm (1/4). Conversions:1.82m3 (64 cubic feet) = 400 gallons; 1m3 = 1000 litres.
Referencing details	The tank supports and foundations should be noted. Calculate volume, note design, what tank contains and age.
Cost information notes	The height of the tank influences cost, so two tanks with the same volume but different shapes may not cost the same. The cost build up includes for plates wire brushed and bitumen painted internally / externally with all necessary stays, cleats, nuts, bolts, sealing strips etc. Additions are required for: - Foundations, Support Structure and Pipe Work.
rateable element	Supplying Water - Class 2, Table 2(e) Fire Protection - Class 2, Table 2(f) Accessories to Classes 1 and 2- List of Accessories (1) and (2)(v).
non rateable element	Class 2 proviso, i.e. used in connection with manufacturing operations or trade processes. Class 4 exception (d).
Adjusted Plant and Machinery	Foundations, Supports, Land Wells, Pumps, Boilers, Fire protection system.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

Galvanised tanks require a 15% addition to Cost guide figures.

Photo description

Photo 1 - Typical supported Braithwaite type tank.
Photo 2 - Tank on round concrete supports.

Photo notes

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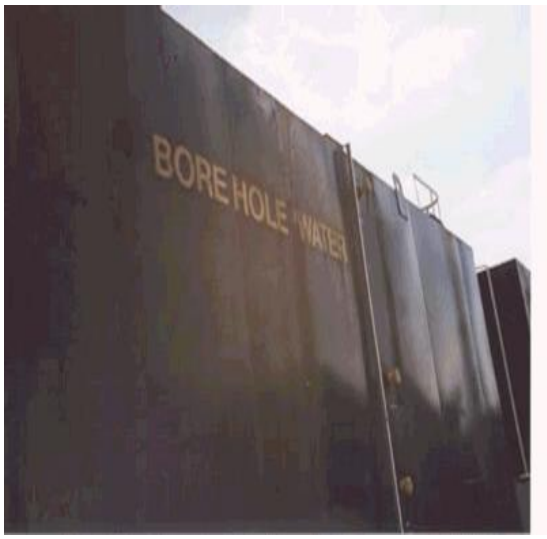
Photo1

Photo2

Photo3



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Generic Category	Tanks
CG Code	215F28
Specific	Braithwaite
Descriptive	Depth 4.88m (16ft)
Tech1	12.19m (40ft) x 12.19 (40ft)
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£307,221
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Potable Water - Braithwaite type. Braithwaite is a trade name that is used by the industry for this type of tank. Braithwaite tanks are mainly for water storage and are found sitting on brick or more commonly steel towers. In modern office complexes the tanks may be found on a building roof. Each panel has a distinctive raised pattern looking like a diagonal cross from a distance. Many modern tanks are of steel plate riveted/bolted/welded together with internal cross bracings. Today pitched / domed covers are normal however some open top tanks are produced. Approximate Guide: 6.10m (20ft) x 3.66m (12ft) x 1.22m (4ft) deep = 6,000 gallons; 12.19m (40ft) x 9.75m (32) x 3.66m (12 ft) deep = 96,000 gallons; 15.85m (52ft) x 15.85m (52ft) x 4.88m (16ft) deep = 270,000 gallons. Plate Sizes:1.22m (4ft) x 1.22m (4ft) or 0.91m (3ft) x 0.91m (3ft). Plate Thickness: Usually 47mm (3/16) to 6.3mm (1/4). Conversions:1.82m3 (64 cubic feet) = 400 gallons; 1m3 = 1000 litres.
Referencing details	The tank supports and foundations should be noted. Calculate volume, note design, what tank contains and age.
Cost information notes	The height of the tank influences cost, so two tanks with the same volume but different shapes may not cost the same. The cost build up includes for plates wire brushed and bitumen painted internally / externally with all necessary stays, cleats, nuts, bolts, sealing strips etc. Additions are required for: - Foundations, Support Structure and Pipe Work.
rateable element	Supplying Water - Class 2, Table 2(e) Fire Protection - Class 2, Table 2(f) Accessories to Classes 1 and 2- List of Accessories (1) and (2)(v).
non rateable element	Class 2 proviso, i.e. used in connection with manufacturing operations or trade processes. Class 4 exception (d).
Adjusted Plant and Machinery	Foundations, Supports, Land Wells, Pumps, Boilers, Fire protection system.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

Galvanised tanks require a 15% addition to Cost guide figures.

Photo description

Photo 1 - Typical supported Braithwaite type tank.
Photo 2 - Tank on round concrete supports.

Photo notes

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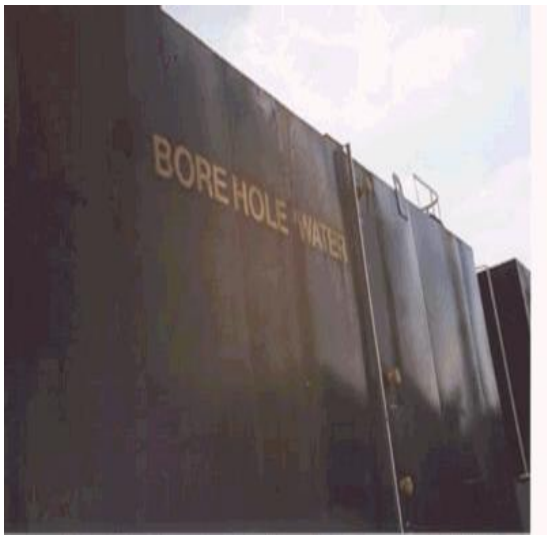
Photo1

Photo2

Photo3



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Generic Category	Tanks
CG Code	215F29
Specific	Braithwaite
Descriptive	Depth 4.88m (16ft)
Tech1	13.41m (44ft) x 13.41m (44ft)
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£356,430
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Potable Water - Braithwaite type. Braithwaite is a trade name that is used by the industry for this type of tank. Braithwaite tanks are mainly for water storage and are found sitting on brick or more commonly steel towers. In modern office complexes the tanks may be found on a building roof. Each panel has a distinctive raised pattern looking like a diagonal cross from a distance. Many modern tanks are of steel plate riveted/bolted/welded together with internal cross bracings. Today pitched / domed covers are normal however some open top tanks are produced. Approximate Guide: 6.10m (20ft) x 3.66m (12ft) x 1.22m (4ft) deep = 6,000 gallons; 12.19m (40ft) x 9.75m (32) x 3.66m (12 ft) deep = 96,000 gallons; 15.85m (52ft) x 15.85m (52ft) x 4.88m (16ft) deep = 270,000 gallons. Plate Sizes:1.22m (4ft) x 1.22m (4ft) or 0.91m (3ft) x 0.91m (3ft). Plate Thickness: Usually 47mm (3/16) to 6.3mm (1/4). Conversions:1.82m3 (64 cubic feet) = 400 gallons; 1m3 = 1000 litres.
Referencing details	The tank supports and foundations should be noted. Calculate volume, note design, what tank contains and age.
Cost information notes	The height of the tank influences cost, so two tanks with the same volume but different shapes may not cost the same. The cost build up includes for plates wire brushed and bitumen painted internally / externally with all necessary stays, cleats, nuts, bolts, sealing strips etc. Additions are required for: - Foundations, Support Structure and Pipe Work.
rateable element	Supplying Water - Class 2, Table 2(e) Fire Protection - Class 2, Table 2(f) Accessories to Classes 1 and 2- List of Accessories (1) and (2)(v).
non rateable element	Class 2 proviso, i.e. used in connection with manufacturing operations or trade processes. Class 4 exception (d).
Adjusted Plant and Machinery	Foundations, Supports, Land Wells, Pumps, Boilers, Fire protection system.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

Galvanised tanks require a 15% addition to Cost guide figures.

Photo description

Photo 1 - Typical supported Braithwaite type tank.
Photo 2 - Tank on round concrete supports.

Photo notes

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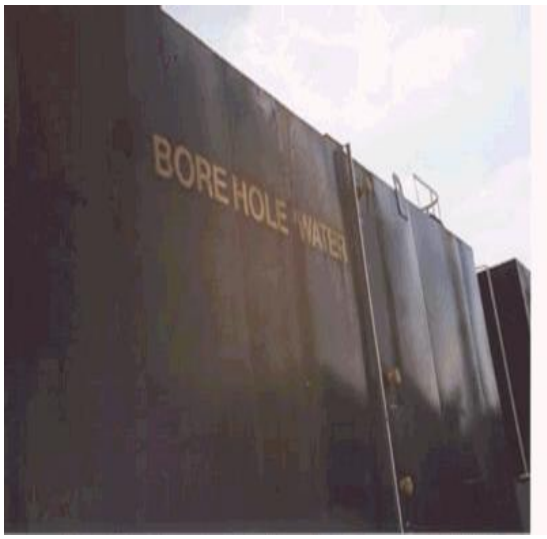
Photo1

Photo2

Photo3



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Generic Category	Tanks
CG Code	215F30
Specific	Braithwaite
Descriptive	Depth 4.88m (16ft)
Tech1	14.63m (48ft) x 14.63m (48ft)
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£408,250
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Potable Water - Braithwaite type. Braithwaite is a trade name that is used by the industry for this type of tank. Braithwaite tanks are mainly for water storage and are found sitting on brick or more commonly steel towers. In modern office complexes the tanks may be found on a building roof. Each panel has a distinctive raised pattern looking like a diagonal cross from a distance. Many modern tanks are of steel plate riveted/bolted/welded together with internal cross bracings. Today pitched / domed covers are normal however some open top tanks are produced. Approximate Guide: 6.10m (20ft) x 3.66m (12ft) x 1.22m (4ft) deep = 6,000 gallons; 12.19m (40ft) x 9.75m (32) x 3.66m (12 ft) deep = 96,000 gallons; 15.85m (52ft) x 15.85m (52ft) x 4.88m (16ft) deep = 270,000 gallons. Plate Sizes:1.22m (4ft) x 1.22m (4ft) or 0.91m (3ft) x 0.91m (3ft). Plate Thickness: Usually 47mm (3/16) to 6.3mm (1/4). Conversions:1.82m3 (64 cubic feet) = 400 gallons; 1m3 = 1000 litres.
Referencing details	The tank supports and foundations should be noted. Calculate volume, note design, what tank contains and age.
Cost information notes	The height of the tank influences cost, so two tanks with the same volume but different shapes may not cost the same. The cost build up includes for plates wire brushed and bitumen painted internally / externally with all necessary stays, cleats, nuts, bolts, sealing strips etc. Additions are required for: - Foundations, Support Structure and Pipe Work.
rateable element	Supplying Water - Class 2, Table 2(e) Fire Protection - Class 2, Table 2(f) Accessories to Classes 1 and 2- List of Accessories (1) and (2)(v).
non rateable element	Class 2 proviso, i.e. used in connection with manufacturing operations or trade processes. Class 4 exception (d).
Adjusted Plant and Machinery	Foundations, Supports, Land Wells, Pumps, Boilers, Fire protection system.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

Galvanised tanks require a 15% addition to Cost guide figures.

Photo description

Photo 1 - Typical supported Braithwaite type tank.
Photo 2 - Tank on round concrete supports.

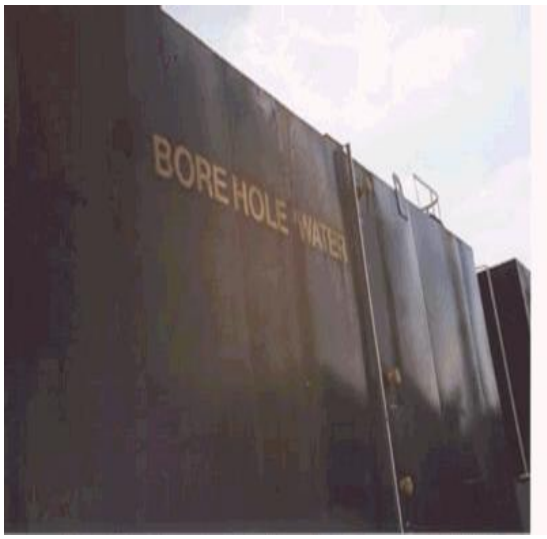
Photo notes

-

Photo1

Photo2

Photo3



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Generic Category	Tanks
CG Code	215F31
Specific	Braithwaite
Descriptive	Depth 4.88m (16ft)
Tech1	15.85m (52ft) x 15.85m (52ft)
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£463,206
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Potable Water - Braithwaite type. Braithwaite is a trade name that is used by the industry for this type of tank. Braithwaite tanks are mainly for water storage and are found sitting on brick or more commonly steel towers. In modern office complexes the tanks may be found on a building roof. Each panel has a distinctive raised pattern looking like a diagonal cross from a distance. Many modern tanks are of steel plate riveted/bolted/welded together with internal cross bracings. Today pitched / domed covers are normal however some open top tanks are produced. Approximate Guide: 6.10m (20ft) x 3.66m (12ft) x 1.22m (4ft) deep = 6,000 gallons; 12.19m (40ft) x 9.75m (32) x 3.66m (12 ft) deep = 96,000 gallons; 15.85m (52ft) x 15.85m (52ft) x 4.88m (16ft) deep = 270,000 gallons. Plate Sizes:1.22m (4ft) x 1.22m (4ft) or 0.91m (3ft) x 0.91m (3ft). Plate Thickness: Usually 47mm (3/16) to 6.3mm (1/4). Conversions:1.82m3 (64 cubic feet) = 400 gallons; 1m3 = 1000 litres.
Referencing details	The tank supports and foundations should be noted. Calculate volume, note design, what tank contains and age.
Cost information notes	The height of the tank influences cost, so two tanks with the same volume but different shapes may not cost the same. The cost build up includes for plates wire brushed and bitumen painted internally / externally with all necessary stays, cleats, nuts, bolts, sealing strips etc. Additions are required for: - Foundations, Support Structure and Pipe Work.
rateable element	Supplying Water - Class 2, Table 2(e) Fire Protection - Class 2, Table 2(f) Accessories to Classes 1 and 2- List of Accessories (1) and (2)(v).
non rateable element	Class 2 proviso, i.e. used in connection with manufacturing operations or trade processes. Class 4 exception (d).
Adjusted Plant and Machinery	Foundations, Supports, Land Wells, Pumps, Boilers, Fire protection system.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment

(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)

Variations

Galvanised tanks require a 15% addition to Cost guide figures.

Photo description

Photo 1 - Typical supported Braithwaite type tank.
Photo 2 - Tank on round concrete supports.

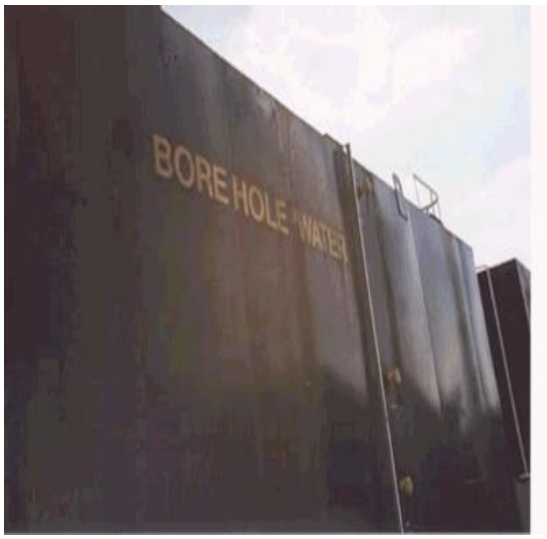
Photo notes

-

Photo1

Photo2

Photo3



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Generic Category	Tanks
CG Code	215G01
Specific	Vertical (Cylindrical)
Descriptive	Carbon Steel
Tech1	Not pressurised; Flat Bottom
Tech2	1.98m diam x 4.57m ht; 1.6 tonnes
Unit size	-
Unit of measurement	Each
ERC	£13,524
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks Storage – Vertical. Similar to storage horizontal but, whereas the horizontal tanks are laid on cradles or structural steelwork, most vertical tanks sit on their own foundations. Flat base found in a single location or on a tank farm and can be in a tank complex or single free standing. May be supported by a skirt. They contain a variety of products but nothing under pressure. They may be steam heated or electrically heated. Made of mild steel 5mm - 6mm thick welded/bolted however depending on product stored could be produced in stainless steel/aluminium. Although small and would not normally be rated under Class 4 due to the provisions of (d) they are rateable under Class 1 or 2, irrespective of size and the accessories regarding storage of fuel for power plant or liquids for the service sections. Storage ranges 1,000-30,000 gallons. For large class 4 storage tanks see: 215A-- & 215W-- Refinery, Chemical Works and Tank Farms.
Referencing details	Diameter and height of tank together with weight in tonnes of tank (or plate thickness to enable weight to be calculated).
Cost information notes	-
rateable element	Class 1 and Class 2 Accessories (1) and (2)(v) Class 2(f) Class 4 Table 4 If Class 2 proviso applies
non rateable element	Whole if under Class 4 and Class 4(d) limitation applies i.e. does not exceed 400m3 and is readily capable of being moved without substantial demolition to surrounding structures.
Adjusted Plant and Machinery	Foundations, settings, platforms, staging for plant and machinery.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Firewater tank with skirt support. Door entry to pump area. Photo 2 - Potable water carbon steel tank.
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Tanks
CG Code	215G02
Specific	Vertical (Cylindrical)
Descriptive	Carbon Steel
Tech1	Not pressurised; Flat Bottom
Tech2	2.74m diam x 4.88m ht; 2.6 tonnes
Unit size	-
Unit of measurement	Each
ERC	£18,802
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks Storage – Vertical. Similar to storage horizontal but, whereas the horizontal tanks are laid on cradles or structural steelwork, most vertical tanks sit on their own foundations. Flat base found in a single location or on a tank farm and can be in a tank complex or single free standing. May be supported by a skirt. They contain a variety of products but nothing under pressure. They may be steam heated or electrically heated. Made of mild steel 5mm - 6mm thick welded/bolted however depending on product stored could be produced in stainless steel/aluminium. Although small and would not normally be rated under Class 4 due to the provisions of (d) they are rateable under Class 1 or 2, irrespective of size and the accessories regarding storage of fuel for power plant or liquids for the service sections. Storage ranges 1,000-30,000 gallons. For large class 4 storage tanks see: 215A-- & 215W-- Refinery, Chemical Works and Tank Farms.
Referencing details	Diameter and height of tank together with weight in tonnes of tank (or plate thickness to enable weight to be calculated).
Cost information notes	-
rateable element	Class 1 and Class 2 Accessories (1) and (2)(v) Class 2(f) Class 4 Table 4 If Class 2 proviso applies
non rateable element	Whole if under Class 4 and Class 4(d) limitation applies i.e. does not exceed 400m3 and is readily capable of being moved without substantial demolition to surrounding structures.
Adjusted Plant and Machinery	Foundations, settings, platforms, staging for plant and machinery.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Firewater tank with skirt support. Door entry to pump area. Photo 2 - Potable water carbon steel tank.
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Tanks
CG Code	215G03
Specific	Vertical (Cylindrical)
Descriptive	Carbon Steel
Tech1	Not pressurised; Flat Bottom
Tech2	2.74m diam x 7.93m ht; 4.4 tonnes
Unit size	-
Unit of measurement	Each
ERC	£23,905
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks Storage – Vertical. Similar to storage horizontal but, whereas the horizontal tanks are laid on cradles or structural steelwork, most vertical tanks sit on their own foundations. Flat base found in a single location or on a tank farm and can be in a tank complex or single free standing. May be supported by a skirt. They contain a variety of products but nothing under pressure. They may be steam heated or electrically heated. Made of mild steel 5mm - 6mm thick welded/bolted however depending on product stored could be produced in stainless steel/aluminium. Although small and would not normally be rated under Class 4 due to the provisions of (d) they are rateable under Class 1 or 2, irrespective of size and the accessories regarding storage of fuel for power plant or liquids for the service sections. Storage ranges 1,000-30,000 gallons. For large class 4 storage tanks see: 215A-- & 215W-- Refinery, Chemical Works and Tank Farms.
Referencing details	Diameter and height of tank together with weight in tonnes of tank (or plate thickness to enable weight to be calculated).
Cost information notes	-
rateable element	Class 1 and Class 2 Accessories (1) and (2)(v) Class 2(f) Class 4 Table 4 If Class 2 proviso applies
non rateable element	Whole if under Class 4 and Class 4(d) limitation applies i.e. does not exceed 400m3 and is readily capable of being moved without substantial demolition to surrounding structures.
Adjusted Plant and Machinery	Foundations, settings, platforms, staging for plant and machinery.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Firewater tank with skirt support. Door entry to pump area. Photo 2 - Potable water carbon steel tank.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Tanks
CG Code	215G04
Specific	Vertical (Cylindrical)
Descriptive	Carbon Steel
Tech1	Not pressurised; Flat Bottom
Tech2	3.66m diam x 6.71m ht; 5.4 tonnes
Unit size	-
Unit of measurement	Each
ERC	£29,465
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks Storage – Vertical. Similar to storage horizontal but, whereas the horizontal tanks are laid on cradles or structural steelwork, most vertical tanks sit on their own foundations. Flat base found in a single location or on a tank farm and can be in a tank complex or single free standing. May be supported by a skirt. They contain a variety of products but nothing under pressure. They may be steam heated or electrically heated. Made of mild steel 5mm - 6mm thick welded/bolted however depending on product stored could be produced in stainless steel/aluminium. Although small and would not normally be rated under Class 4 due to the provisions of (d) they are rateable under Class 1 or 2, irrespective of size and the accessories regarding storage of fuel for power plant or liquids for the service sections. Storage ranges 1,000-30,000 gallons. For large class 4 storage tanks see: 215A-- & 215W-- Refinery, Chemical Works and Tank Farms.
Referencing details	Diameter and height of tank together with weight in tonnes of tank (or plate thickness to enable weight to be calculated).
Cost information notes	-
rateable element	Class 1 and Class 2 Accessories (1) and (2)(v) Class 2(f) Class 4 Table 4 If Class 2 proviso applies
non rateable element	Whole if under Class 4 and Class 4(d) limitation applies i.e. does not exceed 400m3 and is readily capable of being moved without substantial demolition to surrounding structures.
Adjusted Plant and Machinery	Foundations, settings, platforms, staging for plant and machinery.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Firewater tank with skirt support. Door entry to pump area. Photo 2 - Potable water carbon steel tank.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Tanks
CG Code	215G05
Specific	Vertical (Cylindrical)
Descriptive	Carbon Steel
Tech1	Not pressurised; Flat Bottom
Tech2	3.96m diam x 7.62m ht; 6.9 tonnes
Unit size	-
Unit of measurement	Each
ERC	£32,909
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks Storage – Vertical. Similar to storage horizontal but, whereas the horizontal tanks are laid on cradles or structural steelwork, most vertical tanks sit on their own foundations. Flat base found in a single location or on a tank farm and can be in a tank complex or single free standing. May be supported by a skirt. They contain a variety of products but nothing under pressure. They may be steam heated or electrically heated. Made of mild steel 5mm - 6mm thick welded/bolted however depending on product stored could be produced in stainless steel/aluminium. Although small and would not normally be rated under Class 4 due to the provisions of (d) they are rateable under Class 1 or 2, irrespective of size and the accessories regarding storage of fuel for power plant or liquids for the service sections. Storage ranges 1,000-30,000 gallons. For large class 4 storage tanks see: 215A-- & 215W-- Refinery, Chemical Works and Tank Farms.
Referencing details	Diameter and height of tank together with weight in tonnes of tank (or plate thickness to enable weight to be calculated).
Cost information notes	-
rateable element	Class 1 and Class 2 Accessories (1) and (2)(v) Class 2(f) Class 4 Table 4 If Class 2 proviso applies
non rateable element	Whole if under Class 4 and Class 4(d) limitation applies i.e. does not exceed 400m3 and is readily capable of being moved without substantial demolition to surrounding structures.
Adjusted Plant and Machinery	Foundations, settings, platforms, staging for plant and machinery.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Firewater tank with skirt support. Door entry to pump area. Photo 2 - Potable water carbon steel tank.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Tanks
CG Code	215G06
Specific	Vertical (Cylindrical)
Descriptive	Carbon Steel
Tech1	Not pressurised; Flat Bottom
Tech2	3.35m diam x 13.10m ht; 8.2 tonnes
Unit size	-
Unit of measurement	Each
ERC	£39,030
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks Storage – Vertical. Similar to storage horizontal but, whereas the horizontal tanks are laid on cradles or structural steelwork, most vertical tanks sit on their own foundations. Flat base found in a single location or on a tank farm and can be in a tank complex or single free standing. May be supported by a skirt. They contain a variety of products but nothing under pressure. They may be steam heated or electrically heated. Made of mild steel 5mm - 6mm thick welded/bolted however depending on product stored could be produced in stainless steel/aluminium. Although small and would not normally be rated under Class 4 due to the provisions of (d) they are rateable under Class 1 or 2, irrespective of size and the accessories regarding storage of fuel for power plant or liquids for the service sections. Storage ranges 1,000-30,000 gallons. For large class 4 storage tanks see: 215A-- & 215W-- Refinery, Chemical Works and Tank Farms.
Referencing details	Diameter and height of tank together with weight in tonnes of tank (or plate thickness to enable weight to be calculated).
Cost information notes	-
rateable element	Class 1 and Class 2 Accessories (1) and (2)(v) Class 2(f) Class 4 Table 4 If Class 2 proviso applies
non rateable element	Whole if under Class 4 and Class 4(d) limitation applies i.e. does not exceed 400m3 and is readily capable of being moved without substantial demolition to surrounding structures.
Adjusted Plant and Machinery	Foundations, settings, platforms, staging for plant and machinery.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Firewater tank with skirt support. Door entry to pump area. Photo 2 - Potable water carbon steel tank.
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Tanks
CG Code	215G07
Specific	Vertical (Cylindrical)
Descriptive	Carbon Steel
Tech1	Not pressurised; Flat Bottom
Tech2	3.96m diam x 9.14m ht; 7.8 tonnes
Unit size	-
Unit of measurement	Each
ERC	£38,643
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks Storage – Vertical. Similar to storage horizontal but, whereas the horizontal tanks are laid on cradles or structural steelwork, most vertical tanks sit on their own foundations. Flat base found in a single location or on a tank farm and can be in a tank complex or single free standing. May be supported by a skirt. They contain a variety of products but nothing under pressure. They may be steam heated or electrically heated. Made of mild steel 5mm - 6mm thick welded/bolted however depending on product stored could be produced in stainless steel/aluminium. Although small and would not normally be rated under Class 4 due to the provisions of (d) they are rateable under Class 1 or 2, irrespective of size and the accessories regarding storage of fuel for power plant or liquids for the service sections. Storage ranges 1,000-30,000 gallons. For large class 4 storage tanks see: 215A-- & 215W-- Refinery, Chemical Works and Tank Farms.
Referencing details	Diameter and height of tank together with weight in tonnes of tank (or plate thickness to enable weight to be calculated).
Cost information notes	-
rateable element	Class 1 and Class 2 Accessories (1) and (2)(v) Class 2(f) Class 4 Table 4 If Class 2 proviso applies
non rateable element	Whole if under Class 4 and Class 4(d) limitation applies i.e. does not exceed 400m3 and is readily capable of being moved without substantial demolition to surrounding structures.
Adjusted Plant and Machinery	Foundations, settings, platforms, staging for plant and machinery.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Firewater tank with skirt support. Door entry to pump area. Photo 2 - Potable water carbon steel tank.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Tanks
CG Code	215G08
Specific	Vertical (Cylindrical)
Descriptive	Carbon Steel
Tech1	Not pressurised; Flat Bottom
Tech2	4.1m diam x 12.19m ht; 10.0 tonnes
Unit size	-
Unit of measurement	Each
ERC	£58,599
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks Storage – Vertical. Similar to storage horizontal but, whereas the horizontal tanks are laid on cradles or structural steelwork, most vertical tanks sit on their own foundations. Flat base found in a single location or on a tank farm and can be in a tank complex or single free standing. May be supported by a skirt. They contain a variety of products but nothing under pressure. They may be steam heated or electrically heated. Made of mild steel 5mm - 6mm thick welded/bolted however depending on product stored could be produced in stainless steel/aluminium. Although small and would not normally be rated under Class 4 due to the provisions of (d) they are rateable under Class 1 or 2, irrespective of size and the accessories regarding storage of fuel for power plant or liquids for the service sections. Storage ranges 1,000-30,000 gallons. For large class 4 storage tanks see: 215A-- & 215W-- Refinery, Chemical Works and Tank Farms.
Referencing details	Diameter and height of tank together with weight in tonnes of tank (or plate thickness to enable weight to be calculated).
Cost information notes	-
rateable element	Class 1 and Class 2 Accessories (1) and (2)(v) Class 2(f) Class 4 Table 4 If Class 2 proviso applies
non rateable element	Whole if under Class 4 and Class 4(d) limitation applies i.e. does not exceed 400m3 and is readily capable of being moved without substantial demolition to surrounding structures.
Adjusted Plant and Machinery	Foundations, settings, platforms, staging for plant and machinery.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Firewater tank with skirt support. Door entry to pump area. Photo 2 - Potable water carbon steel tank.
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Tanks
CG Code	215G51
Specific	Vertical (Cylindrical)
Descriptive	Carbon Steel
Tech1	Not pressurised; Including skirt
Tech2	1.98m diam x 4.57m ht; 1.6 tonnes
Unit size	-
Unit of measurement	Each
ERC	£15,717
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks Storage – Vertical. Similar to storage horizontal but, whereas the horizontal tanks are laid on cradles or structural steelwork, most vertical tanks sit on their own foundations. Flat base found in a single location or on a tank farm and can be in a tank complex or single free standing. May be supported by a skirt. They contain a variety of products but nothing under pressure. They may be steam heated or electrically heated. Made of mild steel 5mm - 6mm thick welded/bolted however depending on product stored could be produced in stainless steel/aluminium. Although small and would not normally be rated under Class 4 due to the provisions of (d) they are rateable under Class 1 or 2, irrespective of size and the accessories regarding storage of fuel for power plant or liquids for the service sections. Storage ranges 1,000-30,000 gallons. For large class 4 storage tanks see: 215A-- & 215W-- Refinery, Chemical Works and Tank Farms.
Referencing details	Diameter and height of tank together with weight in tonnes of tank (or plate thick ness to enable weight to be calculated).
Cost information notes	-
rateable element	Class 1 and Class 2 Accessories (1) and (2)(v) Class 2(f) Class 4 Table 4 If Class 2 proviso applies
non rateable element	Whole if under Class 4 and Class 4(d) limitation applies i.e. does not exceed 400m3 and is readily capable of being moved without substantial demolition to surrounding structures.
Adjusted Plant and Machinery	Foundations, settings, platforms, staging for plant and machinery.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Carbon steel tank including metal skirt.
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Tanks
CG Code	215G52
Specific	Vertical (Cylindrical)
Descriptive	Carbon Steel
Tech1	Not pressurised; Including skirt
Tech2	2.74m diam x 4.88m ht; 2.6 tonnes
Unit size	-
Unit of measurement	Each
ERC	£22,275
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks Storage – Vertical. Similar to storage horizontal but, whereas the horizontal tanks are laid on cradles or structural steelwork, most vertical tanks sit on their own foundations. Flat base found in a single location or on a tank farm and can be in a tank complex or single free standing. May be supported by a skirt. They contain a variety of products but nothing under pressure. They may be steam heated or electrically heated. Made of mild steel 5mm - 6mm thick welded/bolted however depending on product stored could be produced in stainless steel/aluminium. Although small and would not normally be rated under Class 4 due to the provisions of (d) they are rateable under Class 1 or 2, irrespective of size and the accessories regarding storage of fuel for power plant or liquids for the service sections. Storage ranges 1,000-30,000 gallons. For large class 4 storage tanks see: 215A-- & 215W-- Refinery, Chemical Works and Tank Farms.
Referencing details	Diameter and height of tank together with weight in tonnes of tank (or plate thick ness to enable weight to be calculated).
Cost information notes	-
rateable element	Class 1 and Class 2 Accessories (1) and (2)(v) Class 2(f) Class 4 Table 4 If Class 2 proviso applies
non rateable element	Whole if under Class 4 and Class 4(d) limitation applies i.e. does not exceed 400m3 and is readily capable of being moved without substantial demolition to surrounding structures.
Adjusted Plant and Machinery	Foundations, settings, platforms, staging for plant and machinery.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Carbon steel tank including metal skirt.
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Tanks
CG Code	215G53
Specific	Vertical (Cylindrical)
Descriptive	Carbon Steel
Tech1	Not pressurised; Including skirt
Tech2	2.74m diam x 7.93m ht; 4.4 tonnes
Unit size	-
Unit of measurement	Each
ERC	£28,969
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks Storage – Vertical. Similar to storage horizontal but, whereas the horizontal tanks are laid on cradles or structural steelwork, most vertical tanks sit on their own foundations. Flat base found in a single location or on a tank farm and can be in a tank complex or single free standing. May be supported by a skirt. They contain a variety of products but nothing under pressure. They may be steam heated or electrically heated. Made of mild steel 5mm - 6mm thick welded/bolted however depending on product stored could be produced in stainless steel/aluminium. Although small and would not normally be rated under Class 4 due to the provisions of (d) they are rateable under Class 1 or 2, irrespective of size and the accessories regarding storage of fuel for power plant or liquids for the service sections. Storage ranges 1,000-30,000 gallons. For large class 4 storage tanks see: 215A-- & 215W-- Refinery, Chemical Works and Tank Farms.
Referencing details	Diameter and height of tank together with weight in tonnes of tank (or plate thick ness to enable weight to be calculated).
Cost information notes	-
rateable element	Class 1 and Class 2 Accessories (1) and (2)(v) Class 2(f) Class 4 Table 4 If Class 2 proviso applies
non rateable element	Whole if under Class 4 and Class 4(d) limitation applies i.e. does not exceed 400m3 and is readily capable of being moved without substantial demolition to surrounding structures.
Adjusted Plant and Machinery	Foundations, settings, platforms, staging for plant and machinery.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Carbon steel tank including metal skirt.
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Tanks
CG Code	215G54
Specific	Vertical (Cylindrical)
Descriptive	Carbon Steel
Tech1	Not pressurised; Including skirt
Tech2	3.66m diam x 6.72m ht; 5.4 tonnes
Unit size	-
Unit of measurement	Each
ERC	£34,229
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks Storage – Vertical. Similar to storage horizontal but, whereas the horizontal tanks are laid on cradles or structural steelwork, most vertical tanks sit on their own foundations. Flat base found in a single location or on a tank farm and can be in a tank complex or single free standing. May be supported by a skirt. They contain a variety of products but nothing under pressure. They may be steam heated or electrically heated. Made of mild steel 5mm - 6mm thick welded/bolted however depending on product stored could be produced in stainless steel/aluminium. Although small and would not normally be rated under Class 4 due to the provisions of (d) they are rateable under Class 1 or 2, irrespective of size and the accessories regarding storage of fuel for power plant or liquids for the service sections. Storage ranges 1,000-30,000 gallons. For large class 4 storage tanks see: 215A-- & 215W-- Refinery, Chemical Works and Tank Farms.
Referencing details	Diameter and height of tank together with weight in tonnes of tank (or plate thick ness to enable weight to be calculated).
Cost information notes	-
rateable element	Class 1 and Class 2 Accessories (1) and (2)(v) Class 2(f) Class 4 Table 4 If Class 2 proviso applies
non rateable element	Whole if under Class 4 and Class 4(d) limitation applies i.e. does not exceed 400m3 and is readily capable of being moved without substantial demolition to surrounding structures.
Adjusted Plant and Machinery	Foundations, settings, platforms, staging for plant and machinery.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Carbon steel tank including metal skirt.
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Tanks
CG Code	215G55
Specific	Vertical (Cylindrical)
Descriptive	Carbon Steel
Tech1	Not pressurised; Including skirt
Tech2	3.96m diam x 7.62m ht; 6.9 tonnes
Unit size	-
Unit of measurement	Each
ERC	£41,718
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks Storage – Vertical. Similar to storage horizontal but, whereas the horizontal tanks are laid on cradles or structural steelwork, most vertical tanks sit on their own foundations. Flat base found in a single location or on a tank farm and can be in a tank complex or single free standing. May be supported by a skirt. They contain a variety of products but nothing under pressure. They may be steam heated or electrically heated. Made of mild steel 5mm - 6mm thick welded/bolted however depending on product stored could be produced in stainless steel/aluminium. Although small and would not normally be rated under Class 4 due to the provisions of (d) they are rateable under Class 1 or 2, irrespective of size and the accessories regarding storage of fuel for power plant or liquids for the service sections. Storage ranges 1,000-30,000 gallons. For large class 4 storage tanks see: 215A-- & 215W-- Refinery, Chemical Works and Tank Farms.
Referencing details	Diameter and height of tank together with weight in tonnes of tank (or plate thick ness to enable weight to be calculated).
Cost information notes	-
rateable element	Class 1 and Class 2 Accessories (1) and (2)(v) Class 2(f) Class 4 Table 4 If Class 2 proviso applies
non rateable element	Whole if under Class 4 and Class 4(d) limitation applies i.e. does not exceed 400m3 and is readily capable of being moved without substantial demolition to surrounding structures.
Adjusted Plant and Machinery	Foundations, settings, platforms, staging for plant and machinery.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Carbon steel tank including metal skirt.
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Tanks
CG Code	215G56
Specific	Vertical (Cylindrical)
Descriptive	Carbon Steel
Tech1	Not pressurised; Including skirt
Tech2	3.35m diam x 13.10m ht; 8.2 tonnes
Unit size	-
Unit of measurement	Each
ERC	£45,317
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks Storage – Vertical. Similar to storage horizontal but, whereas the horizontal tanks are laid on cradles or structural steelwork, most vertical tanks sit on their own foundations. Flat base found in a single location or on a tank farm and can be in a tank complex or single free standing. May be supported by a skirt. They contain a variety of products but nothing under pressure. They may be steam heated or electrically heated. Made of mild steel 5mm - 6mm thick welded/bolted however depending on product stored could be produced in stainless steel/aluminium. Although small and would not normally be rated under Class 4 due to the provisions of (d) they are rateable under Class 1 or 2, irrespective of size and the accessories regarding storage of fuel for power plant or liquids for the service sections. Storage ranges 1,000-30,000 gallons. For large class 4 storage tanks see: 215A-- & 215W-- Refinery, Chemical Works and Tank Farms.
Referencing details	Diameter and height of tank together with weight in tonnes of tank (or plate thick ness to enable weight to be calculated).
Cost information notes	-
rateable element	Class 1 and Class 2 Accessories (1) and (2)(v) Class 2(f) Class 4 Table 4 If Class 2 proviso applies
non rateable element	Whole if under Class 4 and Class 4(d) limitation applies i.e. does not exceed 400m3 and is readily capable of being moved without substantial demolition to surrounding structures.
Adjusted Plant and Machinery	Foundations, settings, platforms, staging for plant and machinery.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Carbon steel tank including metal skirt.
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Tanks
CG Code	215G57
Specific	Vertical (Cylindrical)
Descriptive	Carbon Steel
Tech1	Not pressurised; Including skirt
Tech2	3.96m diam x 9.14m ht; 7.8 tonnes
Unit size	-
Unit of measurement	Each
ERC	£46,676
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks Storage – Vertical. Similar to storage horizontal but, whereas the horizontal tanks are laid on cradles or structural steelwork, most vertical tanks sit on their own foundations. Flat base found in a single location or on a tank farm and can be in a tank complex or single free standing. May be supported by a skirt. They contain a variety of products but nothing under pressure. They may be steam heated or electrically heated. Made of mild steel 5mm - 6mm thick welded/bolted however depending on product stored could be produced in stainless steel/aluminium. Although small and would not normally be rated under Class 4 due to the provisions of (d) they are rateable under Class 1 or 2, irrespective of size and the accessories regarding storage of fuel for power plant or liquids for the service sections. Storage ranges 1,000-30,000 gallons. For large class 4 storage tanks see: 215A-- & 215W-- Refinery, Chemical Works and Tank Farms.
Referencing details	Diameter and height of tank together with weight in tonnes of tank (or plate thick ness to enable weight to be calculated).
Cost information notes	-
rateable element	Class 1 and Class 2 Accessories (1) and (2)(v) Class 2(f) Class 4 Table 4 If Class 2 proviso applies
non rateable element	Whole if under Class 4 and Class 4(d) limitation applies i.e. does not exceed 400m3 and is readily capable of being moved without substantial demolition to surrounding structures.
Adjusted Plant and Machinery	Foundations, settings, platforms, staging for plant and machinery.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Carbon steel tank including metal skirt.
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Tanks
CG Code	215G58
Specific	Vertical (Cylindrical)
Descriptive	Carbon Steel
Tech1	Not pressurised; Including skirt
Tech2	4.11m diam x 12.19m ht; 10.0 tonnes
Unit size	-
Unit of measurement	Each
ERC	£49,169
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks Storage – Vertical. Similar to storage horizontal but, whereas the horizontal tanks are laid on cradles or structural steelwork, most vertical tanks sit on their own foundations. Flat base found in a single location or on a tank farm and can be in a tank complex or single free standing. May be supported by a skirt. They contain a variety of products but nothing under pressure. They may be steam heated or electrically heated. Made of mild steel 5mm - 6mm thick welded/bolted however depending on product stored could be produced in stainless steel/aluminium. Although small and would not normally be rated under Class 4 due to the provisions of (d) they are rateable under Class 1 or 2, irrespective of size and the accessories regarding storage of fuel for power plant or liquids for the service sections. Storage ranges 1,000-30,000 gallons. For large class 4 storage tanks see: 215A-- & 215W-- Refinery, Chemical Works and Tank Farms.
Referencing details	Diameter and height of tank together with weight in tonnes of tank (or plate thick ness to enable weight to be calculated).
Cost information notes	-
rateable element	Class 1 and Class 2 Accessories (1) and (2)(v) Class 2(f) Class 4 Table 4 If Class 2 proviso applies
non rateable element	Whole if under Class 4 and Class 4(d) limitation applies i.e. does not exceed 400m3 and is readily capable of being moved without substantial demolition to surrounding structures.
Adjusted Plant and Machinery	Foundations, settings, platforms, staging for plant and machinery.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Carbon steel tank including metal skirt.
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Tanks
CG Code	215V60
Specific	Foundations and Settings
Descriptive	Raft base
Tech1	Mass concrete
Tech2	< 10m³
Unit size	-
Unit of measurement	m3
ERC	£769
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	To the underside of most Bulk Storage tanks is a Bit sand base (or sand base). This base will consist of (i) a compacted inert fill or oversight concrete (100mm) (ii) 150mm granular construction and (iii) a Bit sand layer. Below (I) is often a concrete slab and it is essential that details of this slab be referenced for valuation. Above ground foundations give an indication as to what is often buried below ground and if is often found that the size of the concrete foundations is in excess of what may be expected. In all circumstances the actual size from drawings should be sought however below is a simple method of estimating the size of the concrete raft if no other details are available. Take the weight of the tank and its contents. For every tonne of the steel structures adopt 2m3 of concrete.
Referencing details	1000 litres of water = 1 tonne weight 1000 litres of water = 1 cubic metre.
Cost information notes	Where the size of the concrete raft is known and the cubic metres can be calculated the cost of the re inforced concrete raft should be costed as set out in 215V60 - 63.
rateable element	Class 4 Table 3 Foundations, settings and supports.
non rateable element	-
Adjusted Plant and Machinery	Tanks
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

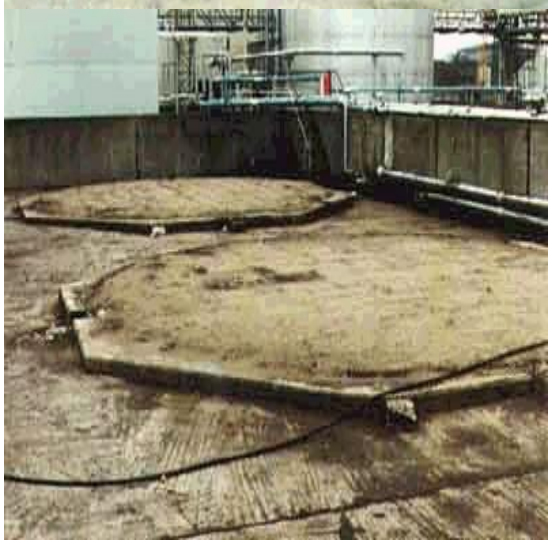
Photo description Photo 1- mass concrete base under tank.
Photo 2 - Mass concrete base before tank is fitted.
Photo 3 - Tank base with Bitsand over mass concrete.

Photo notes -

Photo1

Photo2

Photo3



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Generic Category	Tanks
CG Code	215V61
Specific	Foundations and Settings
Descriptive	Raft base
Tech1	Mass concrete
Tech2	10.0m³ - 50.0m³
Unit size	-
Unit of measurement	m3
ERC	£571
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	To the underside of most Bulk Storage tanks is a Bit sand base (or sand base). This base will consist of (i) a compacted inert fill or oversight concrete (100mm) (ii) 150mm granular construction and (iii) a Bit sand layer. Below (I) is often a concrete slab and it is essential that details of this slab be referenced for valuation. Above ground foundations give an indication as to what is often buried below ground and if is often found that the size of the concrete foundations is in excess of what may be expected. In all circumstances the actual size from drawings should be sought however below is a simple method of estimating the size of the concrete raft if no other details are available. Take the weight of the tank and its contents. For every tonne of the steel structures adopt 2m3 of concrete.
Referencing details	1000 litres of water = 1 tonne weight 1000 litres of water = 1 cubic metre.
Cost information notes	Where the size of the concrete raft is known and the cubic metres can be calculated the cost of the re inforced concrete raft should be costed as set out in 215V60 - 63.
rateable element	Class 4 Table 3 Foundations, settings and supports.
non rateable element	-
Adjusted Plant and Machinery	Tanks
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

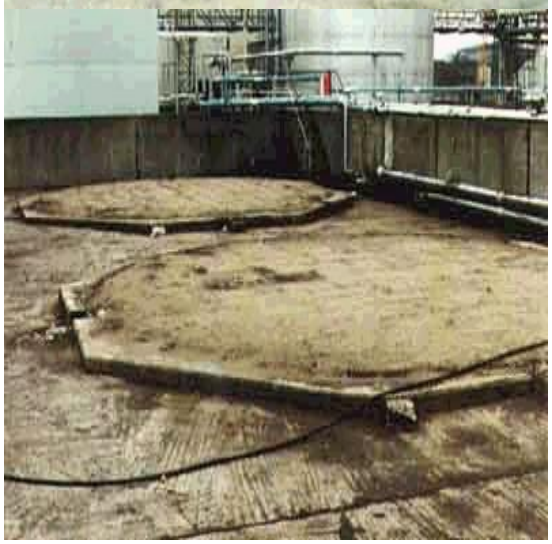
Photo description Photo 1- mass concrete base under tank.
Photo 2 - Mass concrete base before tank is fitted.
Photo 3 - Tank base with Bitsand over mass concrete.

Photo notes -

Photo1

Photo2

Photo3



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Generic Category	Tanks
CG Code	215V62
Specific	Foundations and Settings
Descriptive	Raft base
Tech1	Mass concrete
Tech2	50.0m³ - 500.0m³
Unit size	-
Unit of measurement	m3
ERC	£491
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	To the underside of most Bulk Storage tanks is a Bit sand base (or sand base). This base will consist of (i) a compacted inert fill or oversight concrete (100mm) (ii) 150mm granular construction and (iii) a Bit sand layer. Below (I) is often a concrete slab and it is essential that details of this slab be referenced for valuation. Above ground foundations give an indication as to what is often buried below ground and if is often found that the size of the concrete foundations is in excess of what may be expected. In all circumstances the actual size from drawings should be sought however below is a simple method of estimating the size of the concrete raft if no other details are available. Take the weight of the tank and its contents. For every tonne of the steel structures adopt 2m3 of concrete.
Referencing details	1000 litres of water = 1 tonne weight 1000 litres of water = 1 cubic metre.
Cost information notes	Where the size of the concrete raft is known and the cubic metres can be calculated the cost of the re inforced concrete raft should be costed as set out in 215V60 - 63.
rateable element	Class 4 Table 3 Foundations, settings and supports.
non rateable element	-
Adjusted Plant and Machinery	Tanks
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

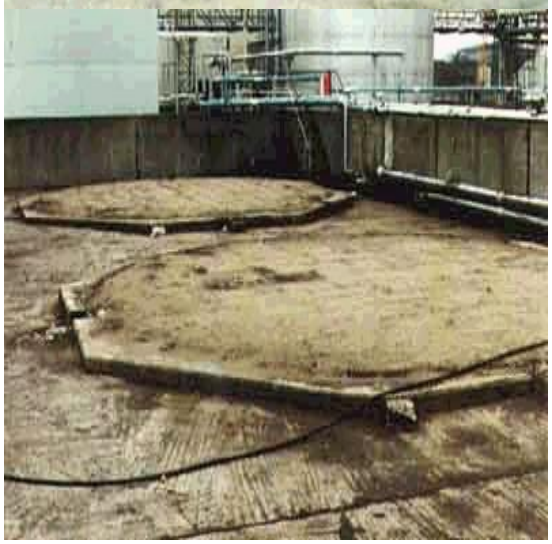
Photo description Photo 1- mass concrete base under tank.
Photo 2 - Mass concrete base before tank is fitted.
Photo 3 - Tank base with Bitsand over mass concrete.

Photo notes -

Photo1

Photo2

Photo3



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Generic Category	Tanks
CG Code	215V63
Specific	Foundations and Settings
Descriptive	Raft base
Tech1	Mass concrete
Tech2	> 500.0m³
Unit size	-
Unit of measurement	m3
ERC	£474
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	To the underside of most Bulk Storage tanks is a Bit sand base (or sand base). This base will consist of (i) a compacted inert fill or oversight concrete (100mm) (ii) 150mm granular construction and (iii) a Bit sand layer. Below (I) is often a concrete slab and it is essential that details of this slab be referenced for valuation. Above ground foundations give an indication as to what is often buried below ground and if is often found that the size of the concrete foundations is in excess of what may be expected. In all circumstances the actual size from drawings should be sought however below is a simple method of estimating the size of the concrete raft if no other details are available. Take the weight of the tank and its contents. For every tonne of the steel structures adopt 2m3 of concrete.
Referencing details	1000 litres of water = 1 tonne weight 1000 litres of water = 1 cubic metre.
Cost information notes	Where the size of the concrete raft is known and the cubic metres can be calculated the cost of the re inforced concrete raft should be costed as set out in 215V60 - 63.
rateable element	Class 4 Table 3 Foundations, settings and supports.
non rateable element	-
Adjusted Plant and Machinery	Tanks
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

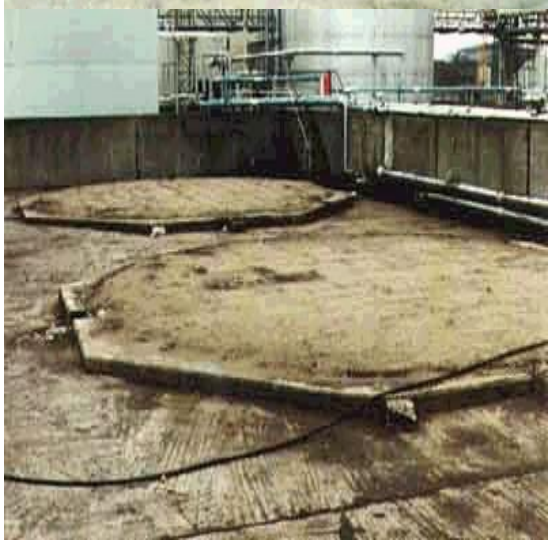
Photo description Photo 1- mass concrete base under tank.
Photo 2 - Mass concrete base before tank is fitted.
Photo 3 - Tank base with Bitsand over mass concrete.

Photo notes -

Photo1

Photo2

Photo3



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Generic Category	Tanks
CG Code	215V80
Specific	Foundations and Settings
Descriptive	Saddle or cradle
Tech1	1m ht
Tech2	225mm common brickwork
Unit size	linear
Unit of measurement	m
ERC	£118
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Tanks - Supports bases and settings To the underside of most Bulk horizontal Storage tanks is a series of supporting structures or cradles constructed from the base foundation in brickwork , mass concrete or steel. They are provided so that the load of the tank can be adequately transferred to the base. Heights may vary but the costs are for 1.0m high(at highest point)
Referencing details	Check and record, thickness, material and height and length
Cost information notes	The cost for settings will reflect the curvatures of each cradle where necessary. Measure to highest point of support and adopt this as the effective height x length.
rateable element	Class 4 Table 3 Foundations, settings and supports.
non rateable element	-
Adjusted Plant and Machinery	Tanks
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1- Brick support. Photo 2 - Brick support cradle. Photo 3 - Steel cradle to tank.
Photo notes	-

Photo1

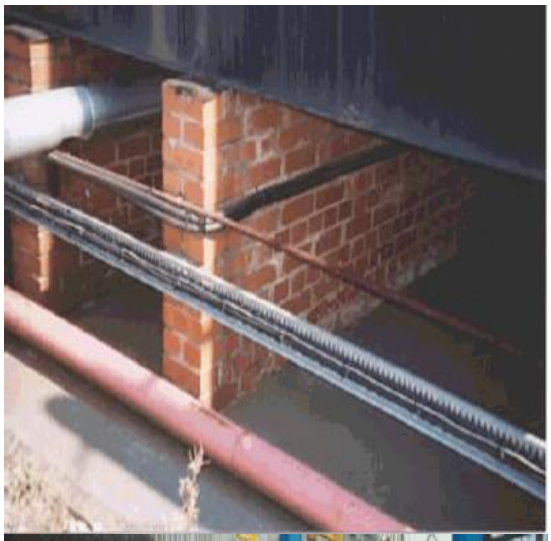


Photo2

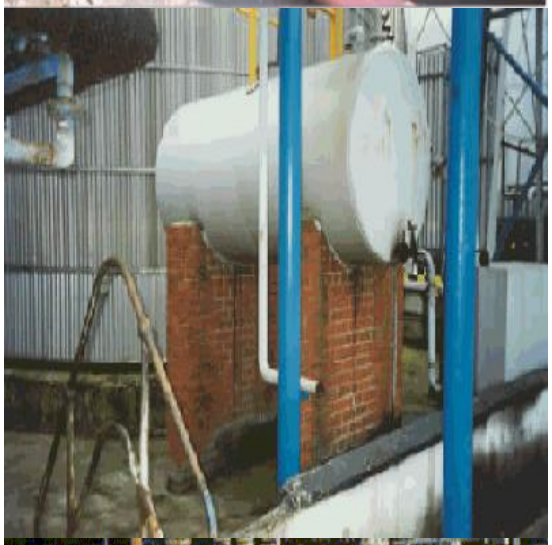
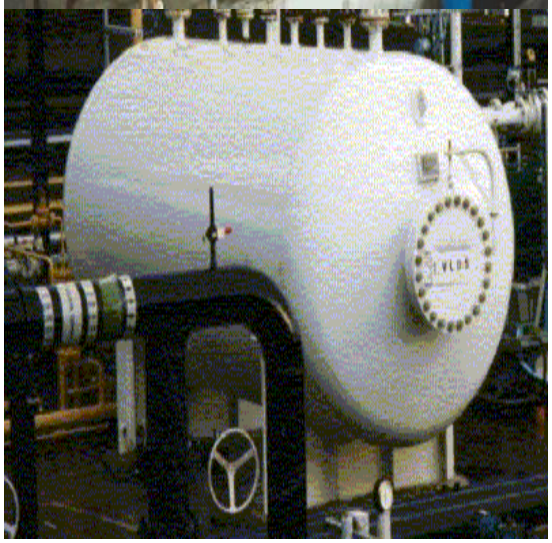


Photo3



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Generic Category	Tanks
CG Code	215V81
Specific	Foundations and Settings
Descriptive	Saddle or cradle
Tech1	1m ht
Tech2	225mm engineering brickwork
Unit size	linear
Unit of measurement	m
ERC	£181
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Tanks - Supports bases and settings To the underside of most Bulk horizontal Storage tanks is a series of supporting structures or cradles constructed from the base foundation in brickwork , mass concrete or steel. They are provided so that the load of the tank can be adequately transferred to the base. Heights may vary but the costs are for 1.0m high(at highest point)
Referencing details	Check and record, thickness, material and height and length
Cost information notes	The cost for settings will reflect the curvatures of each cradle where necessary. Measure to highest point of support and adopt this as the effective height x length.
rateable element	Class 4 Table 3 Foundations, settings and supports.
non rateable element	-
Adjusted Plant and Machinery	Tanks
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1- Brick support. Photo 2 - Brick support cradle. Photo 3 - Steel cradle to tank.
Photo notes	-

Photo1

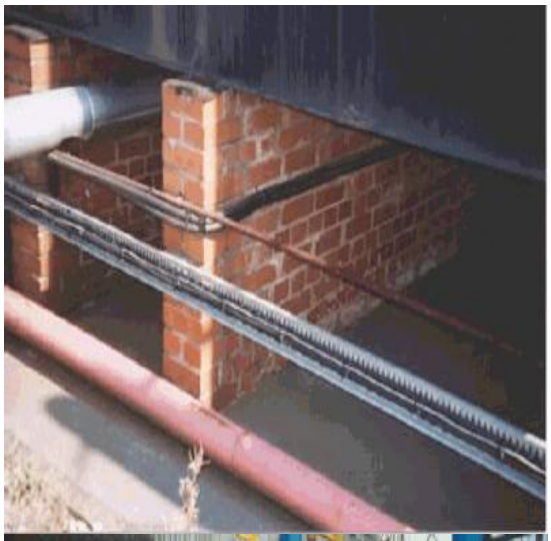


Photo2

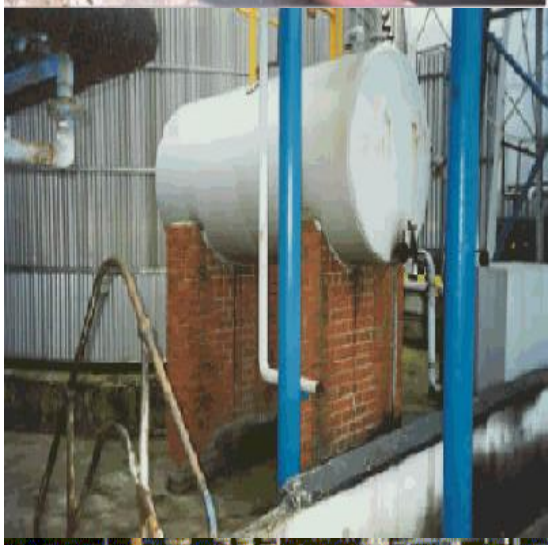
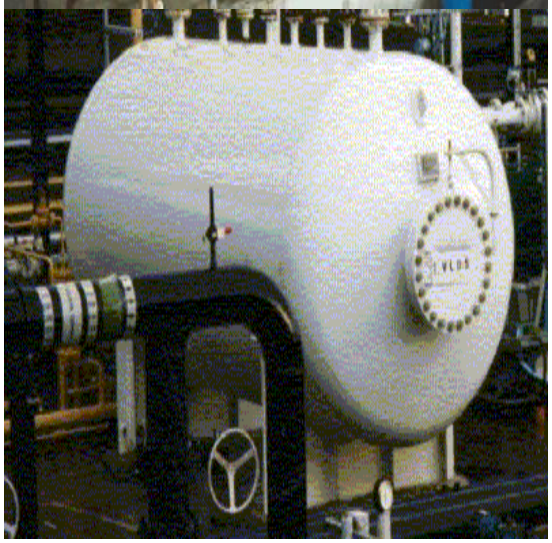


Photo3



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Generic Category	Tanks
CG Code	215V82
Specific	Foundations and Settings
Descriptive	Saddle or cradle
Tech1	1m ht
Tech2	327mm common brickwork
Unit size	linear
Unit of measurement	m
ERC	£167
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Tanks - Supports bases and settings To the underside of most Bulk horizontal Storage tanks is a series of supporting structures or cradles constructed from the base foundation in brickwork , mass concrete or steel. They are provided so that the load of the tank can be adequately transferred to the base. Heights may vary but the costs are for 1.0m high(at highest point)
Referencing details	Check and record, thickness, material and height and length
Cost information notes	The cost for settings will reflect the curvatures of each cradle where necessary. Measure to highest point of support and adopt this as the effective height x length.
rateable element	Class 4 Table 3 Foundations, settings and supports.
non rateable element	-
Adjusted Plant and Machinery	Tanks
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1- Brick support. Photo 2 - Brick support cradle. Photo 3 - Steel cradle to tank.
Photo notes	-

Photo1

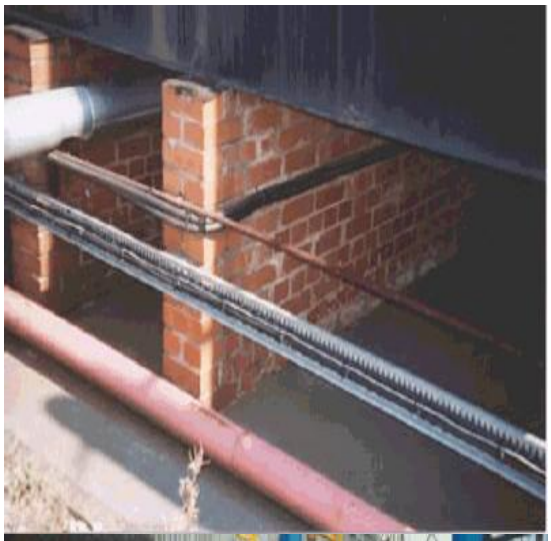


Photo2

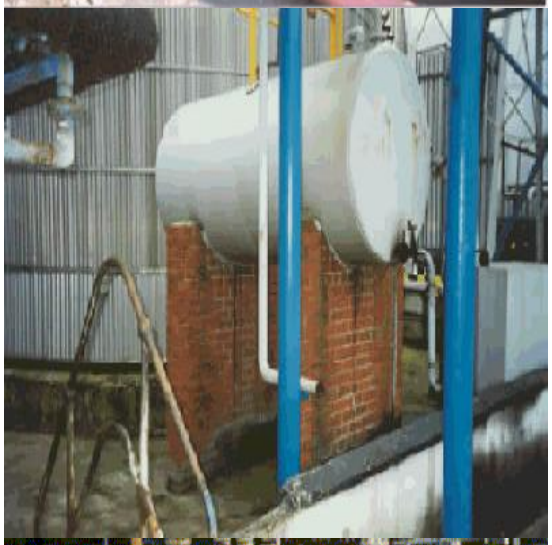
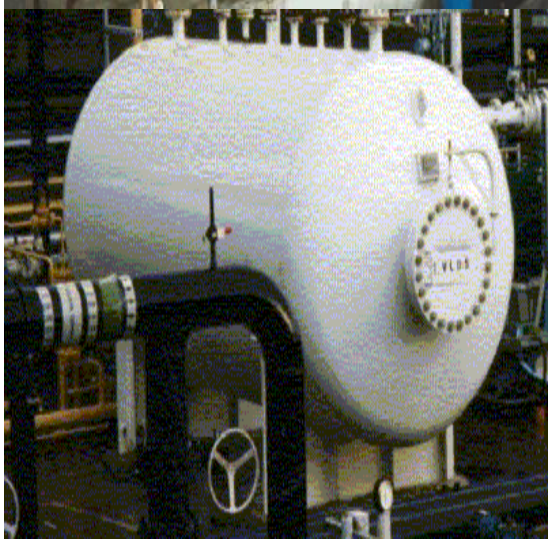


Photo3



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Generic Category	Tanks
CG Code	215V83
Specific	Foundations and Settings
Descriptive	Saddle or cradle
Tech1	1m ht
Tech2	327mm engineering brickwork
Unit size	linear
Unit of measurement	m
ERC	£265
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Tanks - Supports bases and settings To the underside of most Bulk horizontal Storage tanks is a series of supporting structures or cradles constructed from the base foundation in brickwork , mass concrete or steel. They are provided so that the load of the tank can be adequately transferred to the base. Heights may vary but the costs are for 1.0m high(at highest point)
Referencing details	Check and record, thickness, material and height and length
Cost information notes	The cost for settings will reflect the curvatures of each cradle where necessary. Measure to highest point of support and adopt this as the effective height x length.
rateable element	Class 4 Table 3 Foundations, settings and supports.
non rateable element	-
Adjusted Plant and Machinery	Tanks
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1- Brick support. Photo 2 - Brick support cradle. Photo 3 - Steel cradle to tank.
Photo notes	-

Photo1

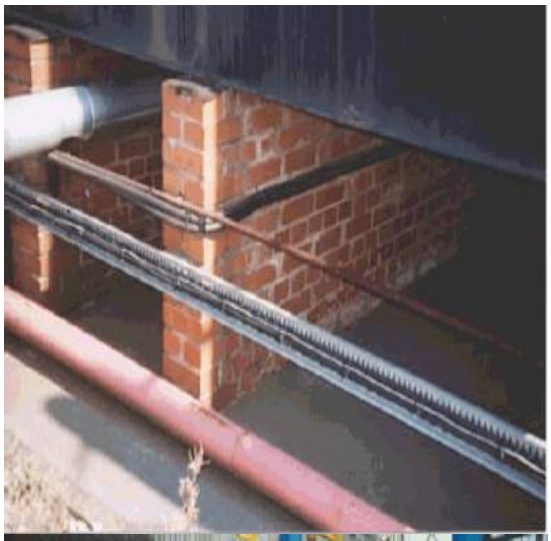


Photo2

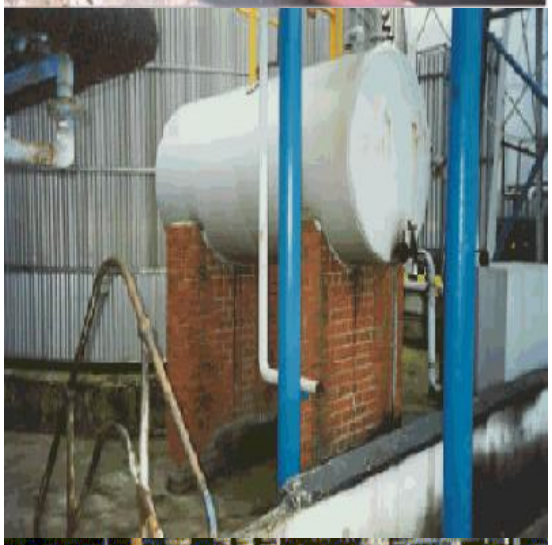
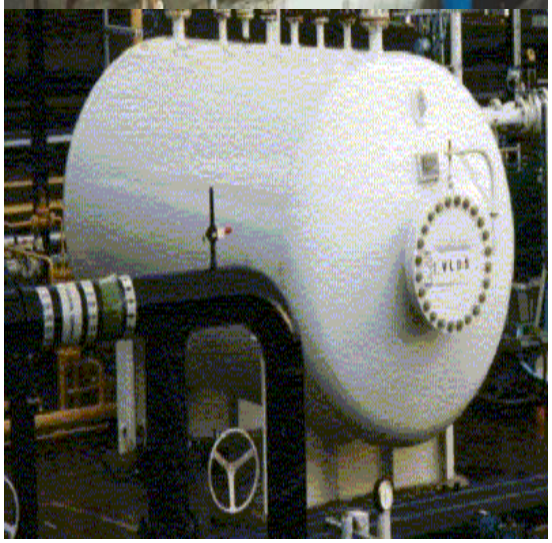


Photo3



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Generic Category	Tanks
CG Code	215V84
Specific	Foundations and Settings
Descriptive	Saddle or cradle
Tech1	1m ht
Tech2	225mm reinforced concrete
Unit size	linear
Unit of measurement	m
ERC	£226
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Tanks - Supports bases and settings To the underside of most Bulk horizontal Storage tanks is a series of supporting structures or cradles constructed from the base foundation in brickwork , mass concrete or steel. They are provided so that the load of the tank can be adequately transferred to the base. Heights may vary but the costs are for 1.0m high(at highest point)
Referencing details	Check and record, thickness, material and height and length
Cost information notes	The cost for settings will reflect the curvatures of each cradle where necessary. Measure to highest point of support and adopt this as the effective height x length.
rateable element	Class 4 Table 3 Foundations, settings and supports.
non rateable element	-
Adjusted Plant and Machinery	Tanks
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1- Brick support. Photo 2 - Brick support cradle. Photo 3 - Steel cradle to tank.
Photo notes	-

Photo1

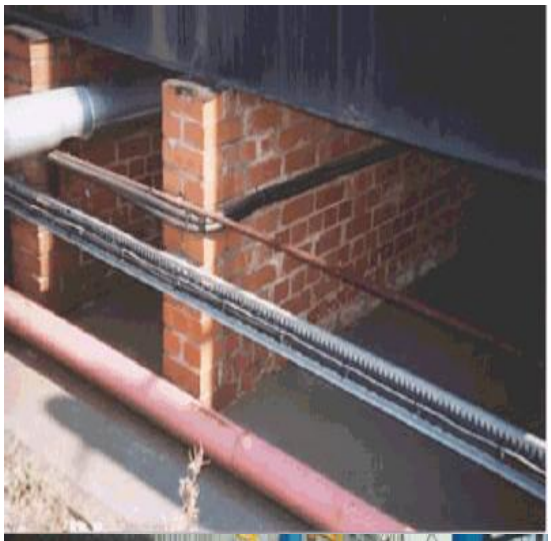


Photo2

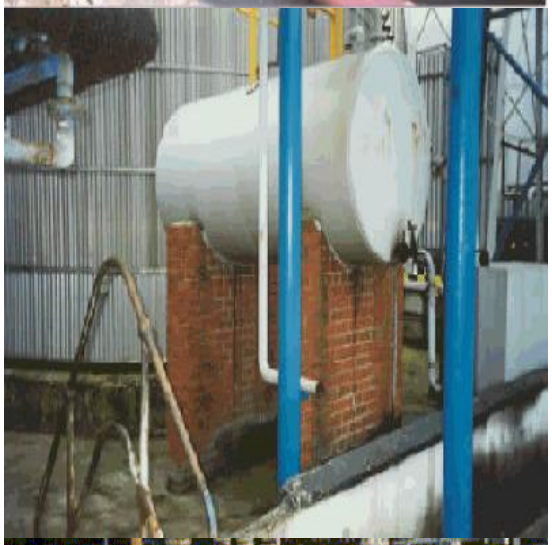
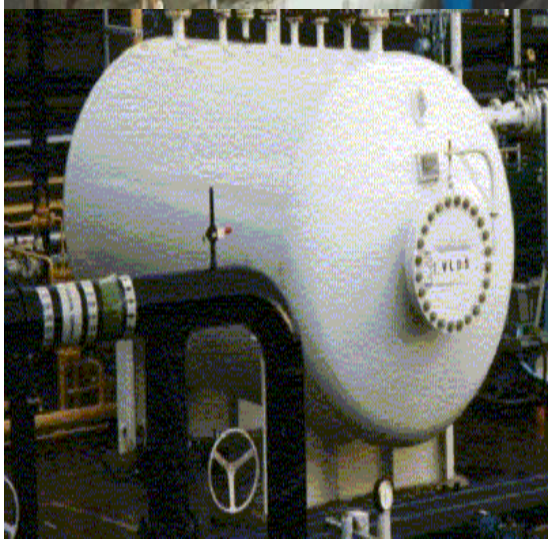


Photo3



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Generic Category	Tanks
CG Code	215V85
Specific	Foundations and Settings
Descriptive	Saddle or cradle
Tech1	1m ht
Tech2	300mm reinforced concrete
Unit size	linear
Unit of measurement	m
ERC	£267
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Tanks - Supports bases and settings To the underside of most Bulk horizontal Storage tanks is a series of supporting structures or cradles constructed from the base foundation in brickwork , mass concrete or steel. They are provided so that the load of the tank can be adequately transferred to the base. Heights may vary but the costs are for 1.0m high(at highest point)
Referencing details	Check and record, thickness, material and height and length
Cost information notes	The cost for settings will reflect the curvatures of each cradle where necessary. Measure to highest point of support and adopt this as the effective height x length.
rateable element	Class 4 Table 3 Foundations, settings and supports.
non rateable element	-
Adjusted Plant and Machinery	Tanks
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1- Brick support. Photo 2 - Brick support cradle. Photo 3 - Steel cradle to tank.
Photo notes	-

Photo1

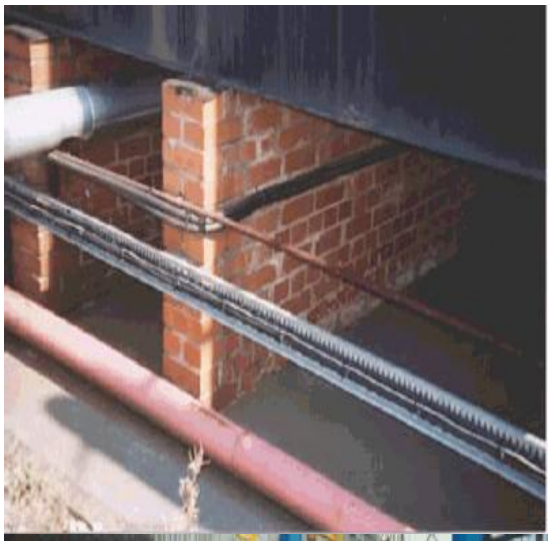


Photo2

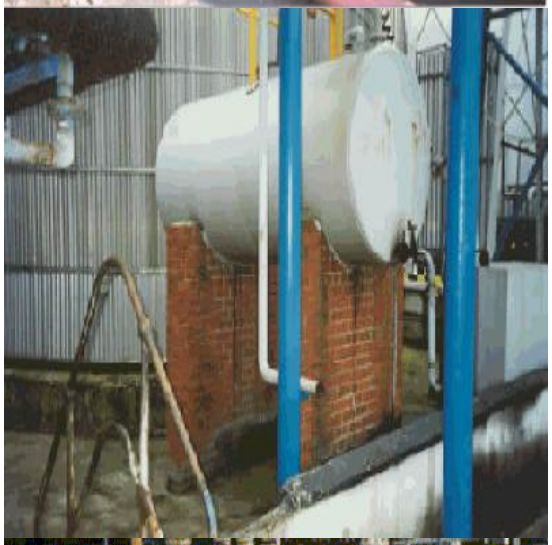
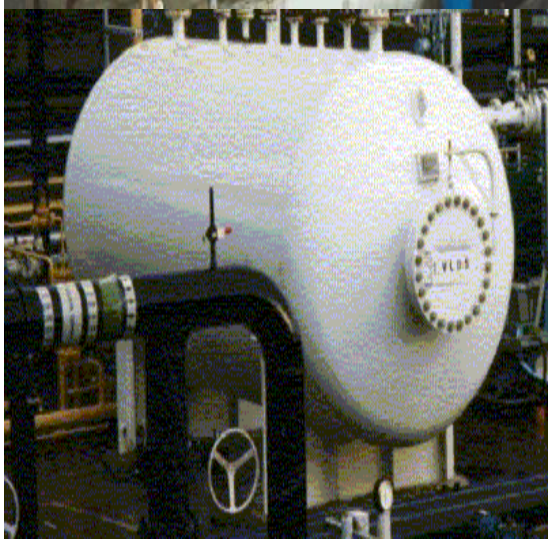


Photo3



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Generic Category	Tanks
CG Code	215V86
Specific	Foundations and Settings
Descriptive	Saddle or cradle
Tech1	1m ht
Tech2	300mm steel cradle
Unit size	linear
Unit of measurement	m
ERC	£1,178
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Tanks - Supports bases and settings To the underside of most Bulk horizontal Storage tanks is a series of supporting structures or cradles constructed from the base foundation in brickwork , mass concrete or steel. They are provided so that the load of the tank can be adequately transferred to the base. Heights may vary but the costs are for 1.0m high(at highest point)
Referencing details	Check and record, thickness, material and height and length
Cost information notes	The cost for settings will reflect the curvatures of each cradle where necessary. Measure to highest point of support and adopt this as the effective height x length.
rateable element	Class 4 Table 3 Foundations, settings and supports.
non rateable element	-
Adjusted Plant and Machinery	Tanks
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1- Brick support. Photo 2 - Brick support cradle. Photo 3 - Steel cradle to tank.
Photo notes	-

Photo1

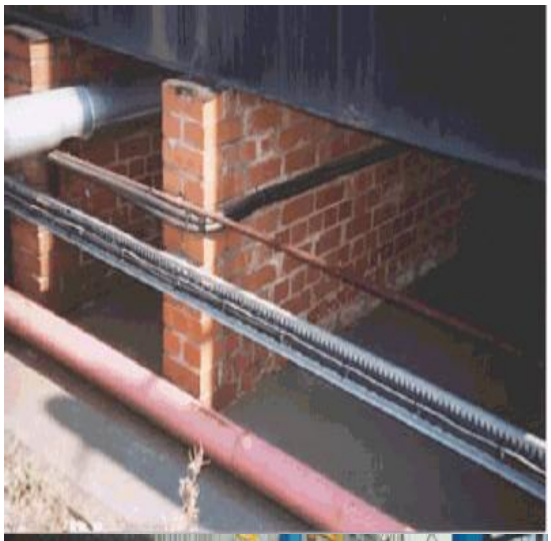


Photo2

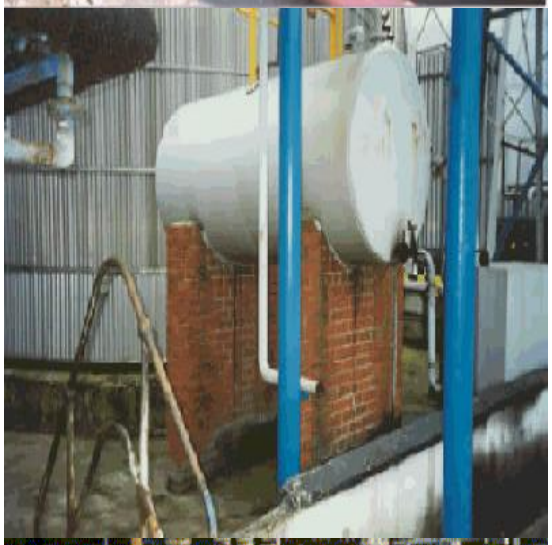
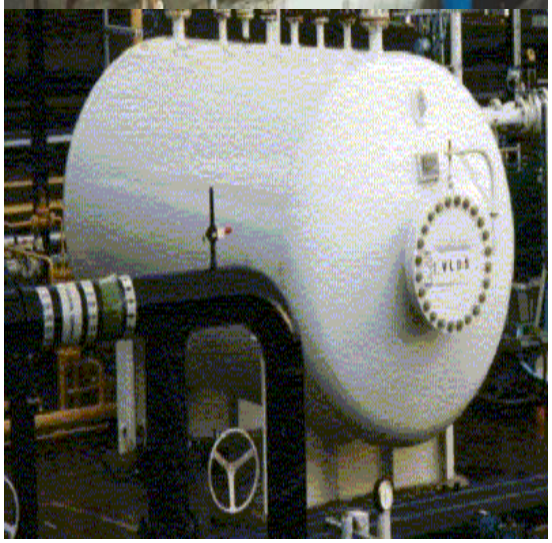


Photo3



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Generic Category	Tanks
CG Code	215V50
Specific	Foundations and Settings
Descriptive	Unknown concrete volume
Tech1	x 2 tank weight (2 tonnes) = (4m³)
Tech2	1.0m³ - 5.0m³
Unit size	-
Unit of measurement	m3
ERC	£2,138
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	To the underside of most Bulk Storage tanks is a Bit sand base (or sand base). This base will consist of (i) a compacted inert fill or oversight concrete (100mm) (ii) 150mm granular construction and (iii) a Bit sand layer. Below (I) is often a concrete slab and it is essential that details of this slab be referenced for valuation. Above ground foundations give an indication as to what is often buried below ground and if is often found that the size of the concrete foundations is in excess of what may be expected. In all circumstances the actual size from drawings should be sought however below is a simple method of estimating the size of the concrete raft if no other details are available. Take the weight of the tank and its contents. For every tonne of the steel structures adopt 2m3 of concrete.
Referencing details	1000 litres of water = 1 tonne weight 1000 litres of water = 1 cubic metre.
Cost information notes	Where the size of the concrete raft is known and the cubic metres can be calculated the cost of the re inforced concrete raft should be costed as set out in 215V60 - 63.
rateable element	Class 4 Table 3 Foundations, settings and supports.
non rateable element	-
Adjusted Plant and Machinery	Tanks
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

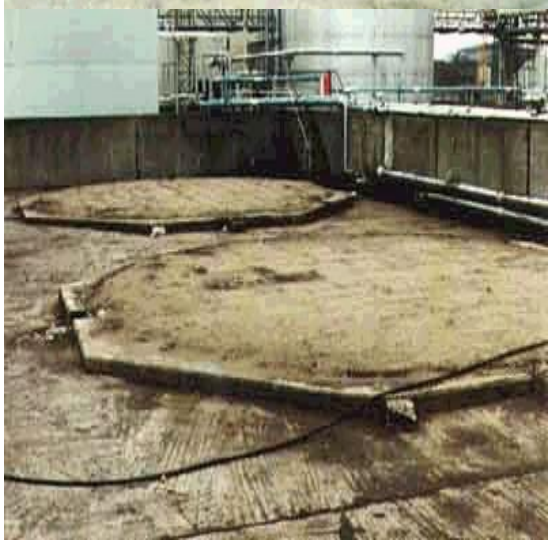
Photo description Photo 1- mass concrete base under tank.
Photo 2 - Mass concrete base before tank is fitted.
Photo 3 - Tank base with Bitsand over mass concrete.

Photo notes -

Photo1

Photo2

Photo3



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Generic Category	Tanks
CG Code	215V51
Specific	Foundations and Settings
Descriptive	Unknown concrete volume
Tech1	x 2 tank weight (5 tonnes) = (10m³)
Tech2	5.0m³ - 25.0m³
Unit size	-
Unit of measurement	m3
ERC	£5,346
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	To the underside of most Bulk Storage tanks is a Bit sand base (or sand base). This base will consist of (i) a compacted inert fill or oversight concrete (100mm) (ii) 150mm granular construction and (iii) a Bit sand layer. Below (I) is often a concrete slab and it is essential that details of this slab be referenced for valuation. Above ground foundations give an indication as to what is often buried below ground and if is often found that the size of the concrete foundations is in excess of what may be expected. In all circumstances the actual size from drawings should be sought however below is a simple method of estimating the size of the concrete raft if no other details are available. Take the weight of the tank and its contents. For every tonne of the steel structures adopt 2m3 of concrete.
Referencing details	1000 litres of water = 1 tonne weight 1000 litres of water = 1 cubic metre.
Cost information notes	Where the size of the concrete raft is known and the cubic metres can be calculated the cost of the re inforced concrete raft should be costed as set out in 215V60 - 63.
rateable element	Class 4 Table 3 Foundations, settings and supports.
non rateable element	-
Adjusted Plant and Machinery	Tanks
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

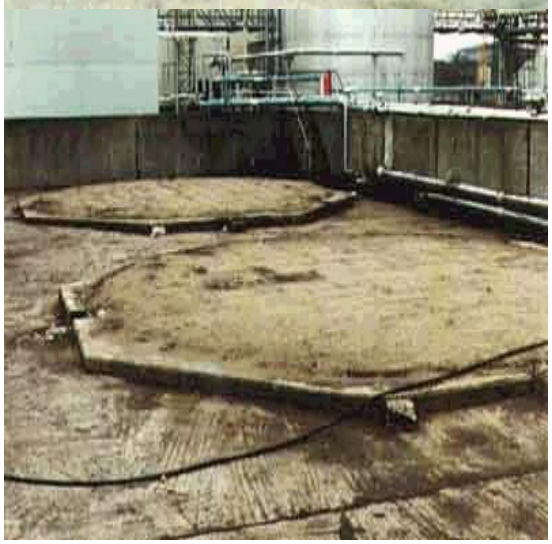
Photo description Photo 1- mass concrete base under tank.
Photo 2 - Mass concrete base before tank is fitted.
Photo 3 - Tank base with Bitsand over mass concrete.

Photo notes -

Photo1

Photo2

Photo3



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Generic Category	Tanks
CG Code	215V52
Specific	Foundations and Settings
Descriptive	Unknown concrete volume
Tech1	x 2 tank weight (15 tonnes) = (30m³)
Tech2	25.0m³ - 50.0m³
Unit size	-
Unit of measurement	m3
ERC	£16,038
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	To the underside of most Bulk Storage tanks is a Bit sand base (or sand base). This base will consist of (i) a compacted inert fill or oversight concrete (100mm) (ii) 150mm granular construction and (iii) a Bit sand layer. Below (I) is often a concrete slab and it is essential that details of this slab be referenced for valuation. Above ground foundations give an indication as to what is often buried below ground and if is often found that the size of the concrete foundations is in excess of what may be expected. In all circumstances the actual size from drawings should be sought however below is a simple method of estimating the size of the concrete raft if no other details are available. Take the weight of the tank and its contents. For every tonne of the steel structures adopt 2m3 of concrete.
Referencing details	1000 litres of water = 1 tonne weight 1000 litres of water = 1 cubic metre.
Cost information notes	Where the size of the concrete raft is known and the cubic metres can be calculated the cost of the re inforced concrete raft should be costed as set out in 215V60 - 63.
rateable element	Class 4 Table 3 Foundations, settings and supports.
non rateable element	-
Adjusted Plant and Machinery	Tanks
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

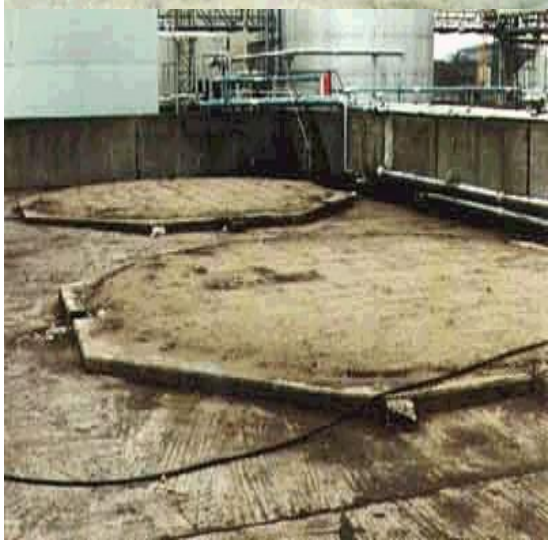
Photo description Photo 1- mass concrete base under tank.
Photo 2 - Mass concrete base before tank is fitted.
Photo 3 - Tank base with Bitsand over mass concrete.

Photo notes -

Photo1

Photo2

Photo3



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Generic Category	Tanks
CG Code	215V53
Specific	Foundations and Settings
Descriptive	Unknown concrete volume
Tech1	x 2 tank weight (80 tonnes) = (160m³)
Tech2	50.0m³ - 250.0m³
Unit size	-
Unit of measurement	m3
ERC	£85,535
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	To the underside of most Bulk Storage tanks is a Bit sand base (or sand base). This base will consist of (i) a compacted inert fill or oversight concrete (100mm) (ii) 150mm granular construction and (iii) a Bit sand layer. Below (I) is often a concrete slab and it is essential that details of this slab be referenced for valuation. Above ground foundations give an indication as to what is often buried below ground and if is often found that the size of the concrete foundations is in excess of what may be expected. In all circumstances the actual size from drawings should be sought however below is a simple method of estimating the size of the concrete raft if no other details are available. Take the weight of the tank and its contents. For every tonne of the steel structures adopt 2m3 of concrete.
Referencing details	1000 litres of water = 1 tonne weight 1000 litres of water = 1 cubic metre.
Cost information notes	Where the size of the concrete raft is known and the cubic metres can be calculated the cost of the re inforced concrete raft should be costed as set out in 215V60 - 63.
rateable element	Class 4 Table 3 Foundations, settings and supports.
non rateable element	-
Adjusted Plant and Machinery	Tanks
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

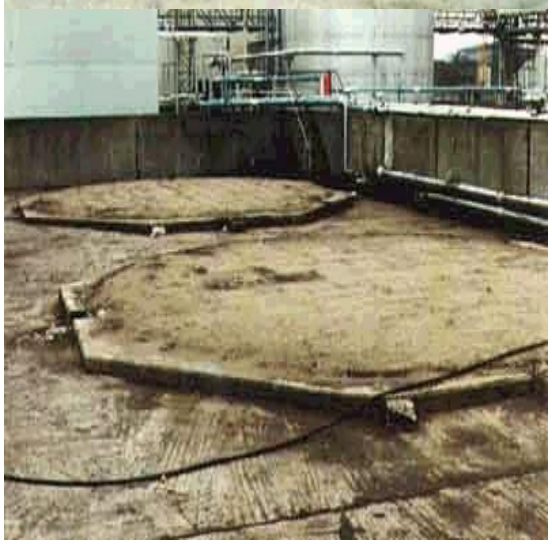
Photo description Photo 1- mass concrete base under tank.
Photo 2 - Mass concrete base before tank is fitted.
Photo 3 - Tank base with Bitsand over mass concrete.

Photo notes -

Photo1

Photo2

Photo3



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Generic Category	Tanks
CG Code	215E01
Specific	Horizontal (not pressure vessels)
Descriptive	Fuel storage
Tech1	1.52m diam x 2.77m long
Tech2	6mm thick steel
Unit size	-
Unit of measurement	Each
ERC	£5,773
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Storage Horizontal Cigar shaped tanks found in a single location or in a tank farm above ground. Most likely external fitted with metal supports or in a frame of steel. Catwalks and platforms extra. Used mainly in the chemical/petrol industries size range 500,000 gallons but in many industrial properties used as fuel tanks for Class 1 and 2 items. Diameter and length (of the straight sections not the curved ends) should be measured for looking up the scale below but overall size required for calculating volume. Water tonnage can be calculated with reference to the scales. Made of welded/bolted mild steel but could be stainless or aluminium (see separate scales). Not pressurised. White oxide primed, hydro tested. Costs include external painting. Useful Facts (approximately) Diameter 3.25 ft x 5.5ft = 284 gallons Diameter 12 ft x 44 f = 31,100 gallons 6 ft x 4 ft x 4 f = 600 gallons 12 ft x 10 ft x 9 ft = 6,750 gallons 6 metres diameter x 6 metres = 37,400 gallons 15 metres diameter x 17 metres= 663,000 gallons.
Referencing details	Record length and diameter and capacity (gallons or litres) or m3
Cost information notes	For internal lining/painting costs see 215X series. Industrial Usage: plate thickness up to 25m3 = 6mm. 25-70m3 = 8mm. Over 70m3 6-10mm thick depending on gross volume. Horizontal cylindrical - saddle mounted not pressurised, max rating 0.4 bar. Costs exclude saddles (usually 2 steel).
rateable element	Class 2 List of Accessories (v) Class 1 List of Accessories (1) - storing of fuel for generation of power Class 4 Table 4
non rateable element	Class 2 if falls within Class 2 proviso Class 1 if not used in connection with storing of fuel for generation of power Class 4 if Class 4(d) limitation applies i.e. does not exceed 400m3 and readily capable of being moved without substantial demolition of any surrounding structure.
Adjusted Plant and Machinery	Supports, platforms fixed gantries, staging, settings and foundations
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Small Diesel Tank. Photo 2 - Fuel Oil Storage Tanks. Photo 3 - Gas Oil Tank.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215E02
Specific	Horizontal (not pressure vessels)
Descriptive	Fuel storage
Tech1	1.98m diam x 6.37m long
Tech2	6mm thick steel
Unit size	-
Unit of measurement	Each
ERC	£11,138
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Storage Horizontal Cigar shaped tanks found in a single location or in a tank farm above ground. Most likely external fitted with metal supports or in a frame of steel. Catwalks and platforms extra. Used mainly in the chemical/petrol industries size range 500,000 gallons but in many industrial properties used as fuel tanks for Class 1 and 2 items. Diameter and length (of the straight sections not the curved ends) should be measured for looking up the scale below but overall size required for calculating volume. Water tonnage can be calculated with reference to the scales. Made of welded/bolted mild steel but could be stainless or aluminium (see separate scales). Not pressurised. White oxide primed, hydro tested. Costs include external painting. Useful Facts (approximately) Diameter 3.25 ft x 5.5ft = 284 gallons Diameter 12 ft x 44 f = 31,100 gallons 6 ft x 4 ft x 4 f = 600 gallons 12 ft x 10 ft x 9 ft = 6,750 gallons 6 metres diameter x 6 metres = 37,400 gallons 15 metres diameter x 17 metres= 663,000 gallons.
Referencing details	Record length and diameter and capacity (gallons or litres) or m3
Cost information notes	For internal lining/painting costs see 215X series. Industrial Usage: plate thickness up to 25m3 = 6mm. 25-70m3 = 8mm. Over 70m3 6-10mm thick depending on gross volume. Horizontal cylindrical - saddle mounted not pressurised, max rating 0.4 bar. Costs exclude saddles (usually 2 steel).
rateable element	Class 2 List of Accessories (v) Class 1 List of Accessories (1) - storing of fuel for generation of power Class 4 Table 4
non rateable element	Class 2 if falls within Class 2 proviso Class 1 if not used in connection with storing of fuel for generation of power Class 4 if Class 4(d) limitation applies i.e. does not exceed 400m3 and readily capable of being moved without substantial demolition of any surrounding structure.
Adjusted Plant and Machinery	Supports, platforms fixed gantries, staging, settings and foundations
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Small Diesel Tank. Photo 2 - Fuel Oil Storage Tanks. Photo 3 - Gas Oil Tank.
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215E03
Specific	Horizontal (not pressure vessels)
Descriptive	Fuel storage
Tech1	2.44m diam x 6.20m long
Tech2	6mm thick steel
Unit size	-
Unit of measurement	Each
ERC	£17,250
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Storage Horizontal Cigar shaped tanks found in a single location or in a tank farm above ground. Most likely external fitted with metal supports or in a frame of steel. Catwalks and platforms extra. Used mainly in the chemical/petrol industries size range 500,000 gallons but in many industrial properties used as fuel tanks for Class 1 and 2 items. Diameter and length (of the straight sections not the curved ends) should be measured for looking up the scale below but overall size required for calculating volume. Water tonnage can be calculated with reference to the scales. Made of welded/bolted mild steel but could be stainless or aluminium (see separate scales). Not pressurised. White oxide primed, hydro tested. Costs include external painting. Useful Facts (approximately) Diameter 3.25 ft x 5.5ft = 284 gallons Diameter 12 ft x 44 f = 31,100 gallons 6 ft x 4 ft x 4 f = 600 gallons 12 ft x 10 ft x 9 ft = 6,750 gallons 6 metres diameter x 6 metres = 37,400 gallons 15 metres diameter x 17 metres= 663,000 gallons.
Referencing details	Record length and diameter and capacity (gallons or litres) or m3
Cost information notes	For internal lining/painting costs see 215X series. Industrial Usage: plate thickness up to 25m3 = 6mm. 25-70m3 = 8mm. Over 70m3 6-10mm thick depending on gross volume. Horizontal cylindrical - saddle mounted not pressurised, max rating 0.4 bar. Costs exclude saddles (usually 2 steel).
rateable element	Class 2 List of Accessories (v) Class 1 List of Accessories (1) - storing of fuel for generation of power Class 4 Table 4
non rateable element	Class 2 if falls within Class 2 proviso Class 1 if not used in connection with storing of fuel for generation of power Class 4 if Class 4(d) limitation applies i.e. does not exceed 400m3 and readily capable of being moved without substantial demolition of any surrounding structure.
Adjusted Plant and Machinery	Supports, platforms fixed gantries, staging, settings and foundations
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Small Diesel Tank. Photo 2 - Fuel Oil Storage Tanks. Photo 3 - Gas Oil Tank.
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215E04
Specific	Horizontal (not pressure vessels)
Descriptive	Fuel storage
Tech1	2.74m diam x 9.75m long
Tech2	6mm thick steel
Unit size	-
Unit of measurement	Each
ERC	£23,285
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Storage Horizontal Cigar shaped tanks found in a single location or in a tank farm above ground. Most likely external fitted with metal supports or in a frame of steel. Catwalks and platforms extra. Used mainly in the chemical/petrol industries size range 500,000 gallons but in many industrial properties used as fuel tanks for Class 1 and 2 items. Diameter and length (of the straight sections not the curved ends) should be measured for looking up the scale below but overall size required for calculating volume. Water tonnage can be calculated with reference to the scales. Made of welded/bolted mild steel but could be stainless or aluminium (see separate scales). Not pressurised. White oxide primed, hydro tested. Costs include external painting. Useful Facts (approximately) Diameter 3.25 ft x 5.5ft = 284 gallons Diameter 12 ft x 44 f = 31,100 gallons 6 ft x 4 ft x 4 f = 600 gallons 12 ft x 10 ft x 9 ft = 6,750 gallons 6 metres diameter x 6 metres = 37,400 gallons 15 metres diameter x 17 metres= 663,000 gallons.
Referencing details	Record length and diameter and capacity (gallons or litres) or m3
Cost information notes	For internal lining/painting costs see 215X series. Industrial Usage: plate thickness up to 25m3 = 6mm. 25-70m3 = 8mm. Over 70m3 6-10mm thick depending on gross volume. Horizontal cylindrical - saddle mounted not pressurised, max rating 0.4 bar. Costs exclude saddles (usually 2 steel).
rateable element	Class 2 List of Accessories (v) Class 1 List of Accessories (1) - storing of fuel for generation of power Class 4 Table 4
non rateable element	Class 2 if falls within Class 2 proviso Class 1 if not used in connection with storing of fuel for generation of power Class 4 if Class 4(d) limitation applies i.e. does not exceed 400m3 and readily capable of being moved without substantial demolition of any surrounding structure.
Adjusted Plant and Machinery	Supports, platforms fixed gantries, staging, settings and foundations
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Small Diesel Tank. Photo 2 - Fuel Oil Storage Tanks. Photo 3 - Gas Oil Tank.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215E05
Specific	Horizontal (not pressure vessels)
Descriptive	Fuel storage
Tech1	3.66m diam x 9.80m long
Tech2	10mm thick steel
Unit size	-
Unit of measurement	Each
ERC	£48,606
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Storage Horizontal Cigar shaped tanks found in a single location or in a tank farm above ground. Most likely external fitted with metal supports or in a frame of steel. Catwalks and platforms extra. Used mainly in the chemical/petrol industries size range 500,000 gallons but in many industrial properties used as fuel tanks for Class 1 and 2 items. Diameter and length (of the straight sections not the curved ends) should be measured for looking up the scale below but overall size required for calculating volume. Water tonnage can be calculated with reference to the scales. Made of welded/bolted mild steel but could be stainless or aluminium (see separate scales). Not pressurised. White oxide primed, hydro tested. Costs include external painting. Useful Facts (approximately) Diameter 3.25 ft x 5.5ft = 284 gallons Diameter 12 ft x 44 f = 31,100 gallons 6 ft x 4 ft x 4 f = 600 gallons 12 ft x 10 ft x 9 ft = 6,750 gallons 6 metres diameter x 6 metres = 37,400 gallons 15 metres diameter x 17 metres= 663,000 gallons.
Referencing details	Record length and diameter and capacity (gallons or litres) or m3
Cost information notes	For internal lining/painting costs see 215X series. Industrial Usage: plate thickness up to 25m3 = 6mm. 25-70m3 = 8mm. Over 70m3 6-10mm thick depending on gross volume. Horizontal cylindrical - saddle mounted not pressurised, max rating 0.4 bar. Costs exclude saddles (usually 2 steel).
rateable element	Class 2 List of Accessories (v) Class 1 List of Accessories (1) - storing of fuel for generation of power Class 4 Table 4
non rateable element	Class 2 if falls within Class 2 proviso Class 1 if not used in connection with storing of fuel for generation of power Class 4 if Class 4(d) limitation applies i.e. does not exceed 400m3 and readily capable of being moved without substantial demolition of any surrounding structure.
Adjusted Plant and Machinery	Supports, platforms fixed gantries, staging, settings and foundations
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Small Diesel Tank. Photo 2 - Fuel Oil Storage Tanks. Photo 3 - Gas Oil Tank.
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215E06
Specific	Horizontal (not pressure vessels)
Descriptive	Fuel storage
Tech1	1.52m diam x 3.05m long
Tech2	6mm thick steel
Unit size	-
Unit of measurement	Each
ERC	£6,404
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Storage Horizontal Cigar shaped tanks found in a single location or in a tank farm above ground. Most likely external fitted with metal supports or in a frame of steel. Catwalks and platforms extra. Used mainly in the chemical/petrol industries size range 500,000 gallons but in many industrial properties used as fuel tanks for Class 1 and 2 items. Diameter and length (of the straight sections not the curved ends) should be measured for looking up the scale below but overall size required for calculating volume. Water tonnage can be calculated with reference to the scales. Made of welded/bolted mild steel but could be stainless or aluminium (see separate scales). Not pressurised. White oxide primed, hydro tested. Costs include external painting. Useful Facts (approximately) Diameter 3.25 ft x 5.5ft = 284 gallons Diameter 12 ft x 44 f = 31,100 gallons 6 ft x 4 ft x 4 f = 600 gallons 12 ft x 10 ft x 9 ft = 6,750 gallons 6 metres diameter x 6 metres = 37,400 gallons 15 metres diameter x 17 metres= 663,000 gallons.
Referencing details	Record length and diameter and capacity (gallons or litres) or m3
Cost information notes	For internal lining/painting costs see 215X series. Industrial Usage: plate thickness up to 25m3 = 6mm. 25-70m3 = 8mm. Over 70m3 6-10mm thick depending on gross volume. Horizontal cylindrical - saddle mounted not pressurised, max rating 0.4 bar. Costs exclude saddles (usually 2 steel).
rateable element	Class 2 List of Accessories (v) Class 1 List of Accessories (1) - storing of fuel for generation of power Class 4 Table 4
non rateable element	Class 2 if falls within Class 2 proviso Class 1 if not used in connection with storing of fuel for generation of power Class 4 if Class 4(d) limitation applies i.e. does not exceed 400m3 and readily capable of being moved without substantial demolition of any surrounding structure.
Adjusted Plant and Machinery	Supports, platforms fixed gantries, staging, settings and foundations
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Small Diesel Tank. Photo 2 - Fuel Oil Storage Tanks. Photo 3 - Gas Oil Tank.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215E07
Specific	Horizontal (not pressure vessels)
Descriptive	Fuel storage
Tech1	2.74m diam x 9.15m long
Tech2	8mm thick steel
Unit size	-
Unit of measurement	Each
ERC	£23,692
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Storage Horizontal Cigar shaped tanks found in a single location or in a tank farm above ground. Most likely external fitted with metal supports or in a frame of steel. Catwalks and platforms extra. Used mainly in the chemical/petrol industries size range 500,000 gallons but in many industrial properties used as fuel tanks for Class 1 and 2 items. Diameter and length (of the straight sections not the curved ends) should be measured for looking up the scale below but overall size required for calculating volume. Water tonnage can be calculated with reference to the scales. Made of welded/bolted mild steel but could be stainless or aluminium (see separate scales). Not pressurised. White oxide primed, hydro tested. Costs include external painting. Useful Facts (approximately) Diameter 3.25 ft x 5.5ft = 284 gallons Diameter 12 ft x 44 f = 31,100 gallons 6 ft x 4 ft x 4 f = 600 gallons 12 ft x 10 ft x 9 ft = 6,750 gallons 6 metres diameter x 6 metres = 37,400 gallons 15 metres diameter x 17 metres= 663,000 gallons.
Referencing details	Record length and diameter and capacity (gallons or litres) or m3
Cost information notes	For internal lining/painting costs see 215X series. Industrial Usage: plate thickness up to 25m3 = 6mm. 25-70m3 = 8mm. Over 70m3 6-10mm thick depending on gross volume. Horizontal cylindrical - saddle mounted not pressurised, max rating 0.4 bar. Costs exclude saddles (usually 2 steel).
rateable element	Class 2 List of Accessories (v) Class 1 List of Accessories (1) - storing of fuel for generation of power Class 4 Table 4
non rateable element	Class 2 if falls within Class 2 proviso Class 1 if not used in connection with storing of fuel for generation of power Class 4 if Class 4(d) limitation applies i.e. does not exceed 400m3 and readily capable of being moved without substantial demolition of any surrounding structure.
Adjusted Plant and Machinery	Supports, platforms fixed gantries, staging, settings and foundations
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Small Diesel Tank. Photo 2 - Fuel Oil Storage Tanks. Photo 3 - Gas Oil Tank.
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215E08
Specific	Horizontal (not pressure vessels)
Descriptive	Fuel storage
Tech1	3.66m diam x 12.18m long
Tech2	10mm thick steel
Unit size	-
Unit of measurement	Each
ERC	£48,451
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Storage Horizontal Cigar shaped tanks found in a single location or in a tank farm above ground. Most likely external fitted with metal supports or in a frame of steel. Catwalks and platforms extra. Used mainly in the chemical/petrol industries size range 500,000 gallons but in many industrial properties used as fuel tanks for Class 1 and 2 items. Diameter and length (of the straight sections not the curved ends) should be measured for looking up the scale below but overall size required for calculating volume. Water tonnage can be calculated with reference to the scales. Made of welded/bolted mild steel but could be stainless or aluminium (see separate scales). Not pressurised. White oxide primed, hydro tested. Costs include external painting. Useful Facts (approximately) Diameter 3.25 ft x 5.5ft = 284 gallons Diameter 12 ft x 44 f = 31,100 gallons 6 ft x 4 ft x 4 f = 600 gallons 12 ft x 10 ft x 9 ft = 6,750 gallons 6 metres diameter x 6 metres = 37,400 gallons 15 metres diameter x 17 metres= 663,000 gallons.
Referencing details	Record length and diameter and capacity (gallons or litres) or m3
Cost information notes	For internal lining/painting costs see 215X series. Industrial Usage: plate thickness up to 25m3 = 6mm. 25-70m3 = 8mm. Over 70m3 6-10mm thick depending on gross volume. Horizontal cylindrical - saddle mounted not pressurised, max rating 0.4 bar. Costs exclude saddles (usually 2 steel).
rateable element	Class 2 List of Accessories (v) Class 1 List of Accessories (1) - storing of fuel for generation of power Class 4 Table 4
non rateable element	Class 2 if falls within Class 2 proviso Class 1 if not used in connection with storing of fuel for generation of power Class 4 if Class 4(d) limitation applies i.e. does not exceed 400m3 and readily capable of being moved without substantial demolition of any surrounding structure.
Adjusted Plant and Machinery	Supports, platforms fixed gantries, staging, settings and foundations
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Small Diesel Tank. Photo 2 - Fuel Oil Storage Tanks. Photo 3 - Gas Oil Tank.
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215E010
Specific	Horizontal (not pressure vessels)
Descriptive	Fuel storage
Tech1	Saddle supports
Tech2	2 sets
Unit size	-
Unit of measurement	Each
ERC	£1,767
Superseded codes	215E011, 215E012
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Tanks - Supports bases and settings. To the underside of most Bulk horizontal Storage tanks is a series of supporting structures or cradles constructed from the base foundation in brickwork, mass concrete or steel. They are provided so that the load of the tank can be adequately transferred to the base. Heights may vary but the costs are for 1.0m high (at highest point).
Referencing details	-
Cost information notes	For internal lining/painting costs see 215X series. Industrial Usage: plate thickness up to 25m3 = 6mm. 25-70m3 = 8mm. Over 70m3 6-10mm thick depending on gross volume. Horizontal cylindrical - saddle mounted not pressurised, max rating 0.4 bar. Costs exclude saddles (usually 2 steel).
rateable element	Class 2 List of Accessories (v) Class 1 List of Accessories (1) - storing of fuel for generation of power Class 4 Table 4
non rateable element	Class 2 if falls within Class 2 proviso Class 1 if not used in connection with storing of fuel for generation of power Class 4 if Class 4(d) limitation applies i.e. does not exceed 400m3 and readily capable of being moved without substantial demolition of any surrounding structure.
Adjusted Plant and Machinery	Supports, platforms fixed gantries, staging, settings and foundations
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-

Photo description Photo 1 - Brickwork support to tank.
Photo 2 - Mass concrete cradles to tank.
Photo 3 - Steel cradles.

Photo notes -

Photo1

Photo2

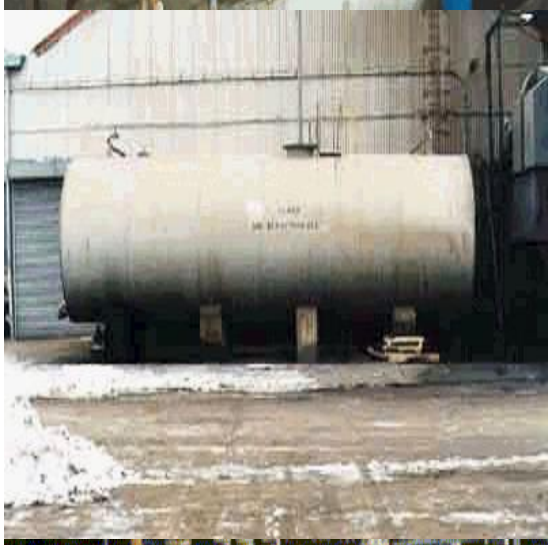
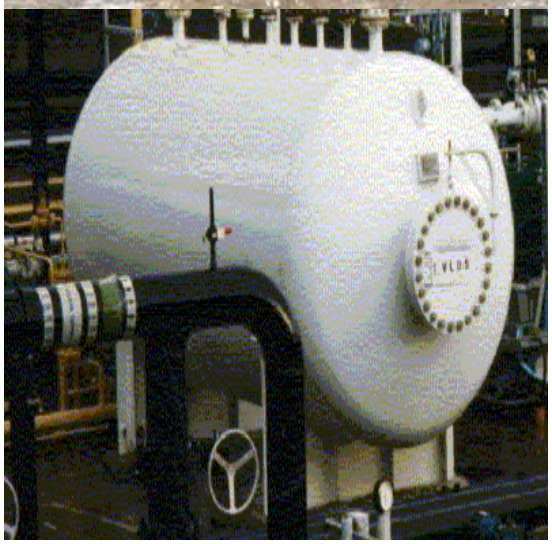


Photo3



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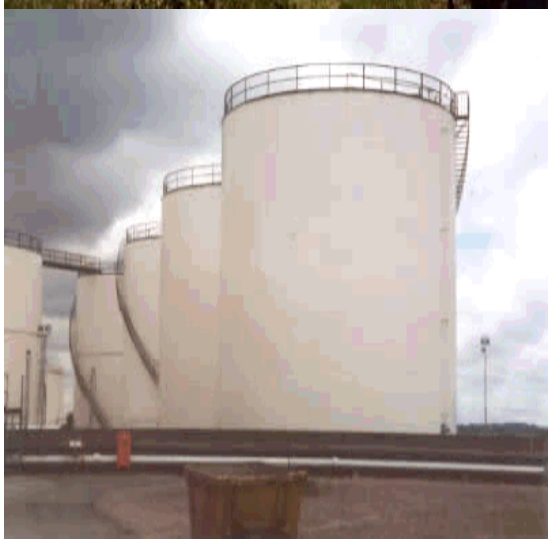
Generic Category	Tanks
CG Code	215W00
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Fixed head
Tech2	250m³
Unit size	-
Unit of measurement	m3
ERC	£537
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3



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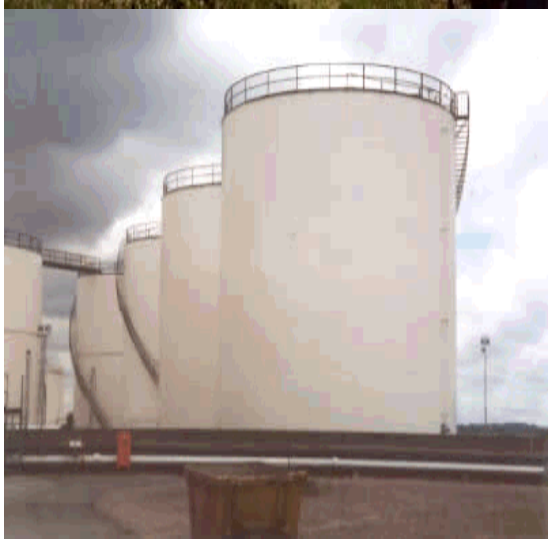
Generic Category	Tanks
CG Code	215W01
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Fixed head
Tech2	400m³
Unit size	-
Unit of measurement	m3
ERC	£507
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3



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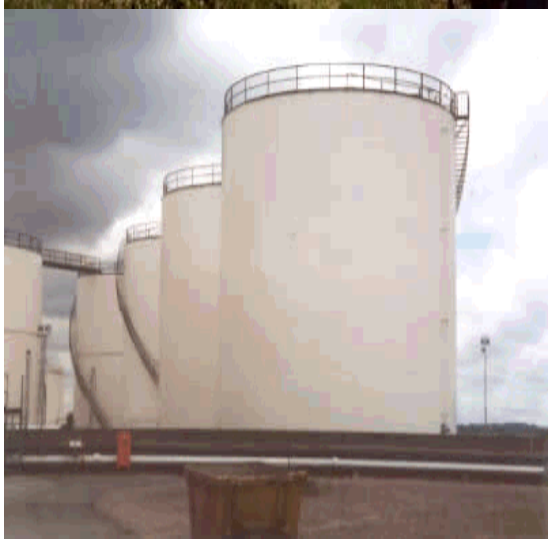
Generic Category	Tanks
CG Code	215W02
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Fixed head
Tech2	500m³
Unit size	-
Unit of measurement	m3
ERC	£470
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3



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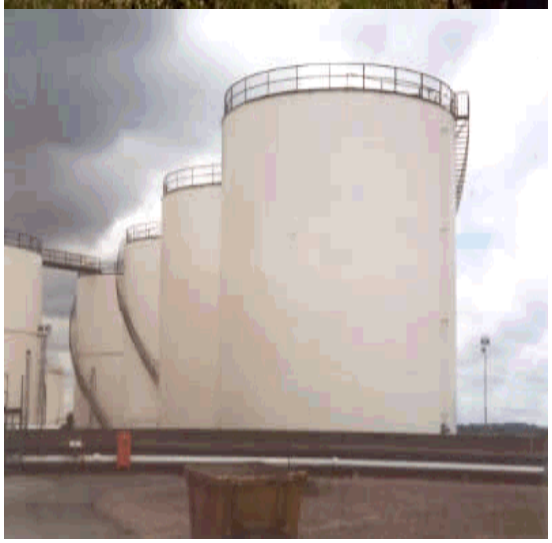
Generic Category	Tanks
CG Code	215W03
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Fixed head
Tech2	750m³
Unit size	-
Unit of measurement	m3
ERC	£383
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3



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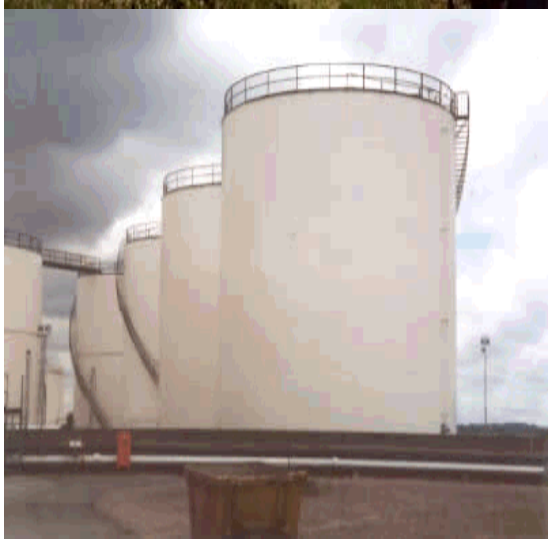
Generic Category	Tanks
CG Code	215W04
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Fixed head
Tech2	1,000m³
Unit size	-
Unit of measurement	m3
ERC	£340
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3



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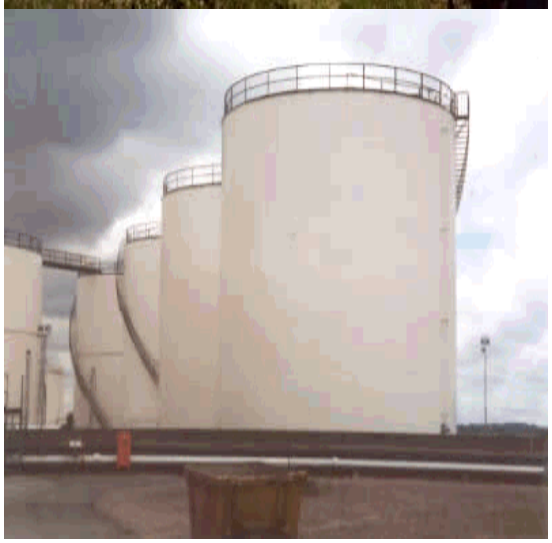
Generic Category	Tanks
CG Code	215W05
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Fixed head
Tech2	1,250m³
Unit size	-
Unit of measurement	m3
ERC	£296
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3



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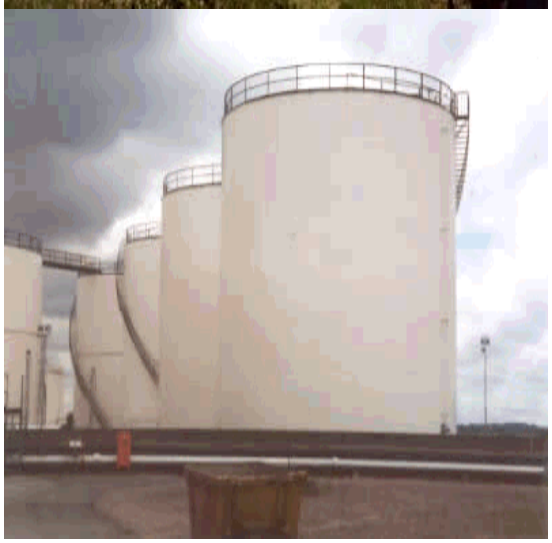
Generic Category	Tanks
CG Code	215W06
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Fixed head
Tech2	1,500m³
Unit size	-
Unit of measurement	m3
ERC	£265
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3



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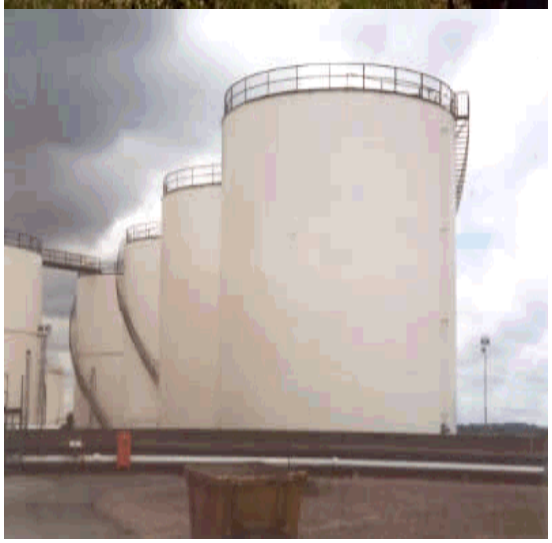
Generic Category	Tanks
CG Code	215W07
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Floating head
Tech2	1,750m³
Unit size	-
Unit of measurement	m3
ERC	£251
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3



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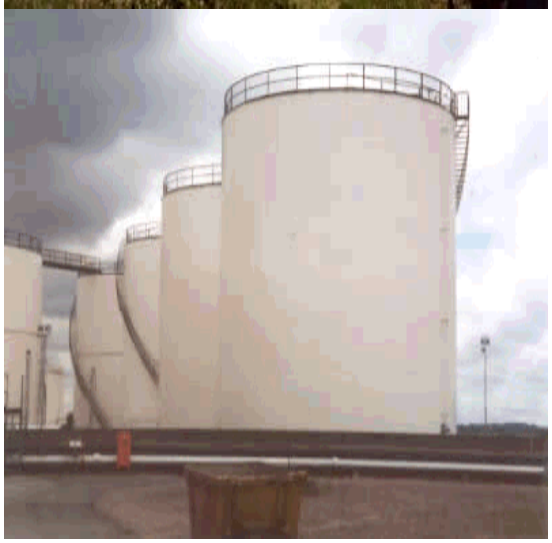
Generic Category	Tanks
CG Code	215W08
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Fixed head
Tech2	2,000m³
Unit size	-
Unit of measurement	m3
ERC	£236
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3



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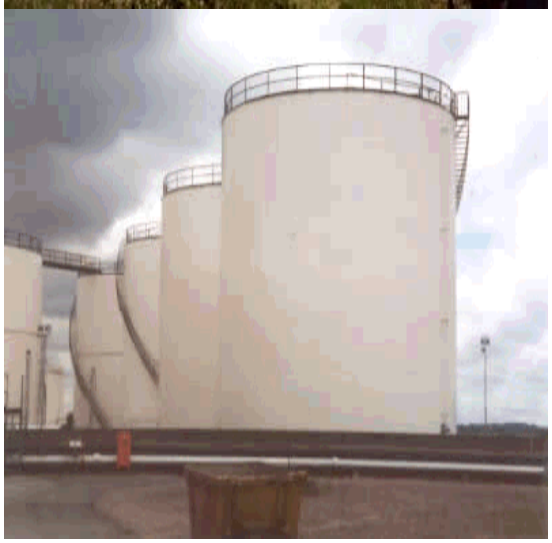
Generic Category	Tanks
CG Code	215W09
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Fixed head
Tech2	2,250m³
Unit size	-
Unit of measurement	m3
ERC	£222
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3



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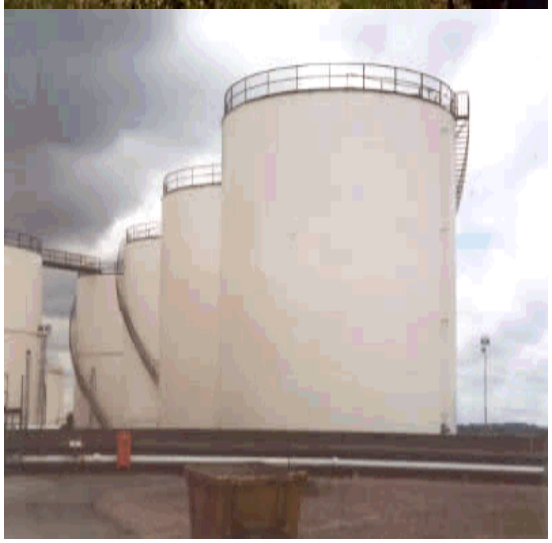
Generic Category	Tanks
CG Code	215W10
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Fixed head
Tech2	2,500m³
Unit size	-
Unit of measurement	m3
ERC	£209
Superseded codes	215A10
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3



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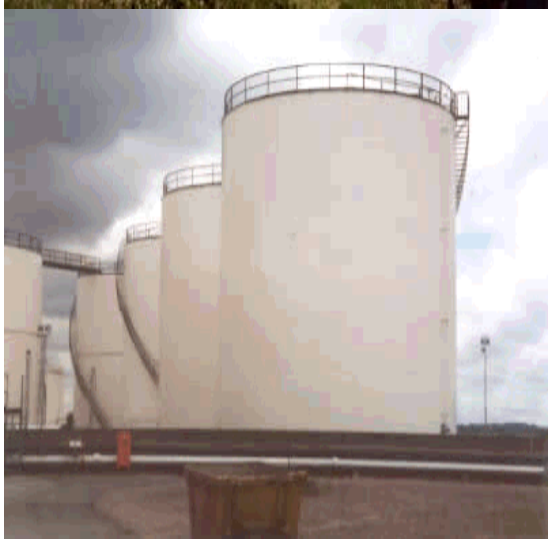
Generic Category	Tanks
CG Code	215W11
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Fixed head
Tech2	2,750m³
Unit size	-
Unit of measurement	m3
ERC	£205
Superseded codes	215A11
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3



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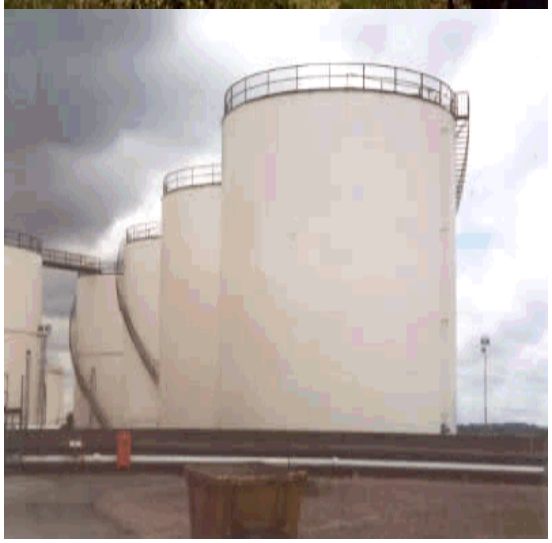
Generic Category	Tanks
CG Code	215W12
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Fixed head
Tech2	3,000m³
Unit size	-
Unit of measurement	m3
ERC	£198
Superseded codes	215A12
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3



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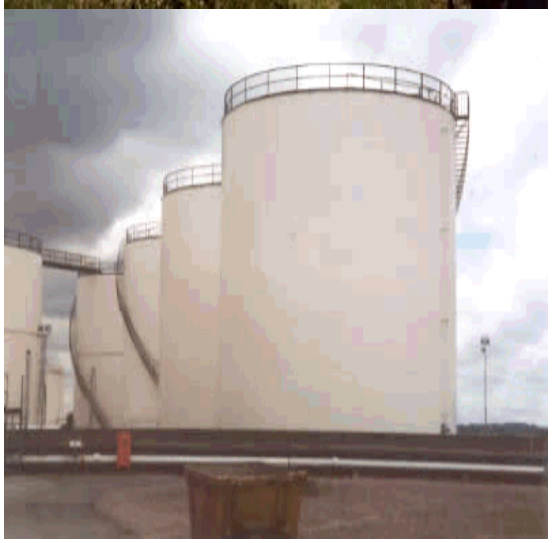
Generic Category	Tanks
CG Code	215W13
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Fixed head
Tech2	3,500m³
Unit size	-
Unit of measurement	m3
ERC	£186
Superseded codes	215A13
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3



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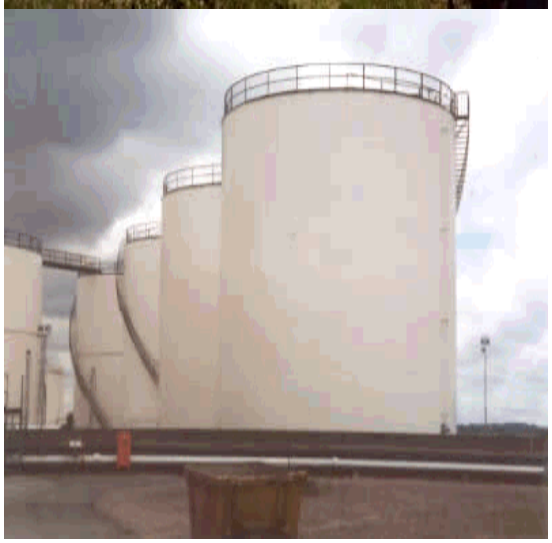
Generic Category	Tanks
CG Code	215W14
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Fixed head
Tech2	4,000m³
Unit size	-
Unit of measurement	m3
ERC	£173
Superseded codes	215A14
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3



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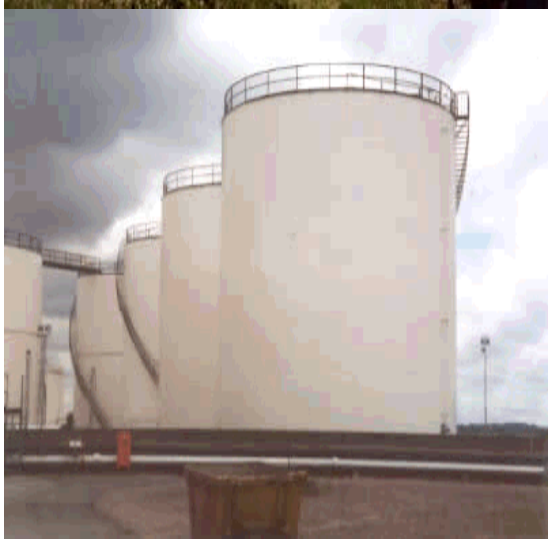
Generic Category	Tanks
CG Code	215W15
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Fixed head
Tech2	5,000m³
Unit size	-
Unit of measurement	m3
ERC	£160
Superseded codes	215A15
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3



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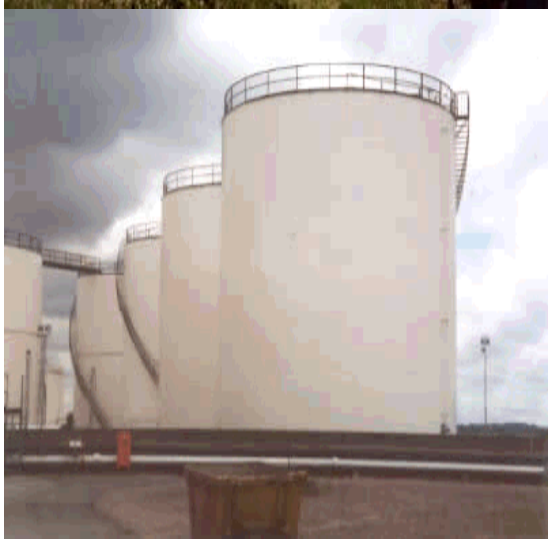
Generic Category	Tanks
CG Code	215W16
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Fixed head
Tech2	6,000m³
Unit size	-
Unit of measurement	m3
ERC	£146
Superseded codes	215A16
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3



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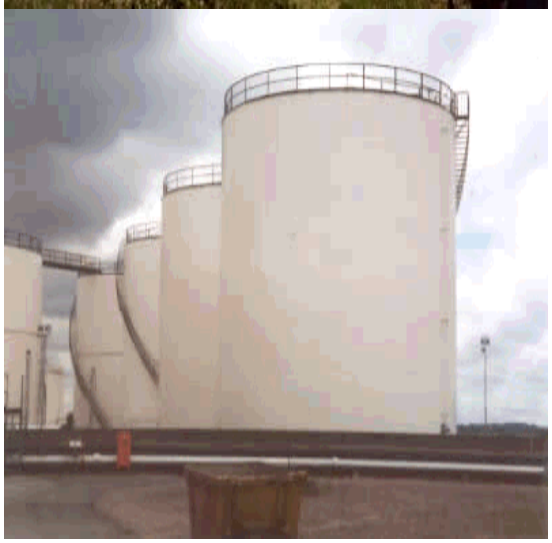
Generic Category	Tanks
CG Code	215W17
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Fixed head
Tech2	7,000m³
Unit size	-
Unit of measurement	m3
ERC	£132
Superseded codes	215A17
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3



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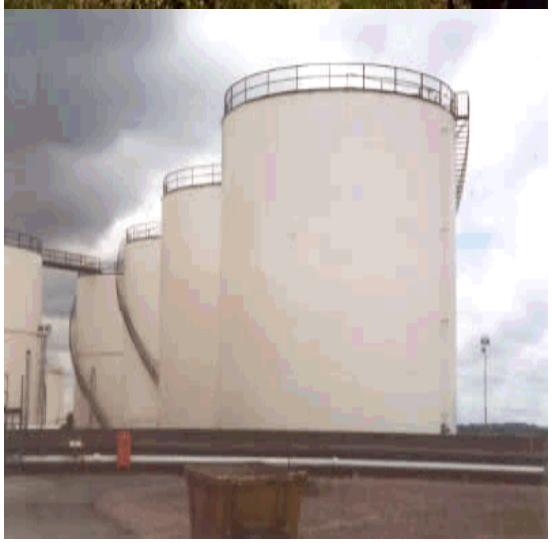
Generic Category	Tanks
CG Code	215W18
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Fixed head
Tech2	8,000m³
Unit size	-
Unit of measurement	m3
ERC	£122
Superseded codes	215A18
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3



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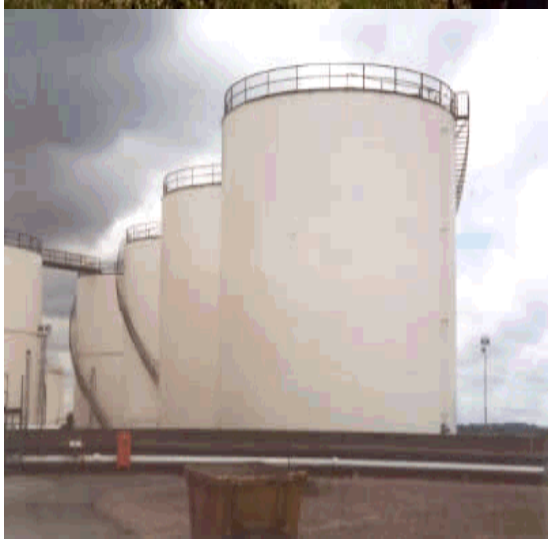
Generic Category	Tanks
CG Code	215W19
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Fixed head
Tech2	9,000m³
Unit size	-
Unit of measurement	m3
ERC	£117
Superseded codes	215A19
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3



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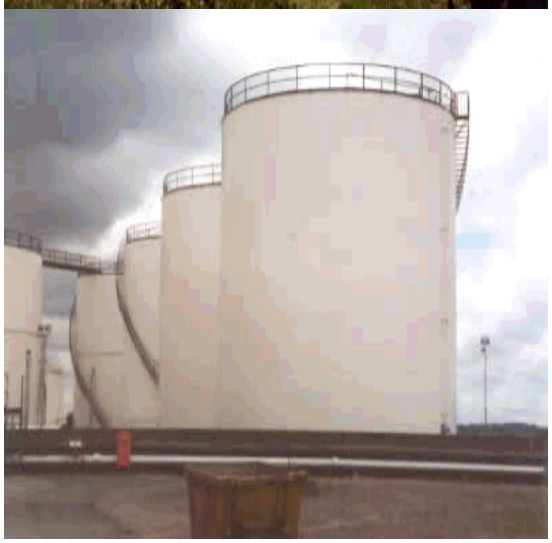
Generic Category	Tanks
CG Code	215W20
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Fixed head
Tech2	10,000m³
Unit size	-
Unit of measurement	m3
ERC	£113
Superseded codes	215A20
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3



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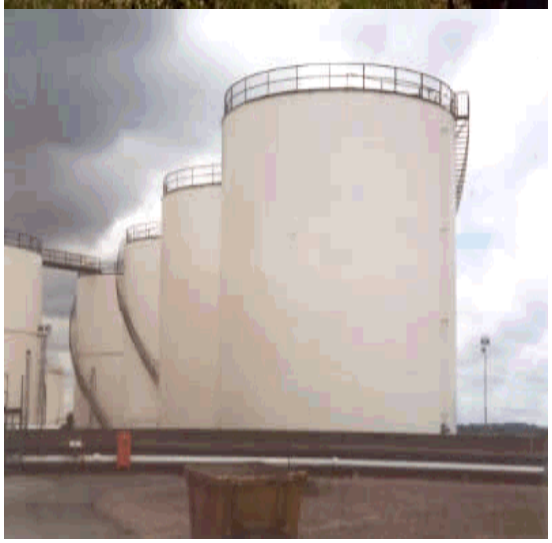
Generic Category	Tanks
CG Code	215W21
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Fixed head
Tech2	11,000m³
Unit size	-
Unit of measurement	m3
ERC	£112
Superseded codes	215A21
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3



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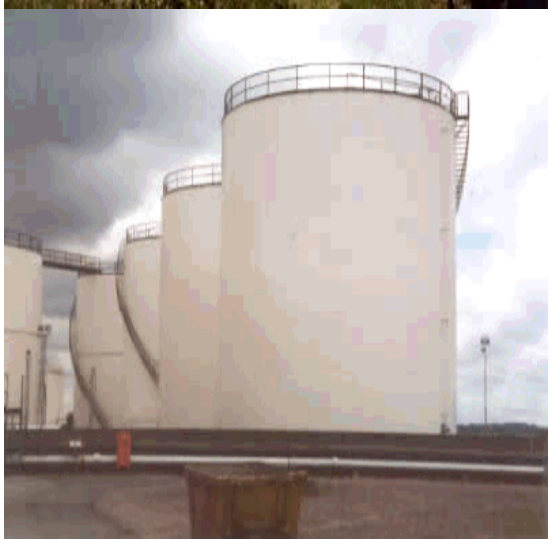
Generic Category	Tanks
CG Code	215W22
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Fixed head
Tech2	12,000m³
Unit size	-
Unit of measurement	m3
ERC	£109
Superseded codes	215A22
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3



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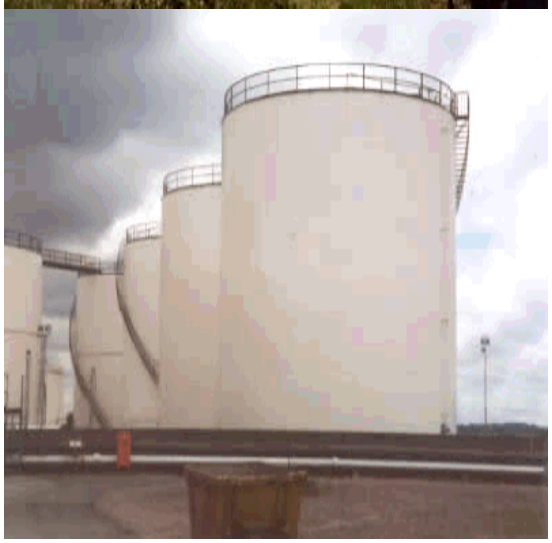
Generic Category	Tanks
CG Code	215W23
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Fixed head
Tech2	13,000m³
Unit size	-
Unit of measurement	m3
ERC	£106
Superseded codes	215A23
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3



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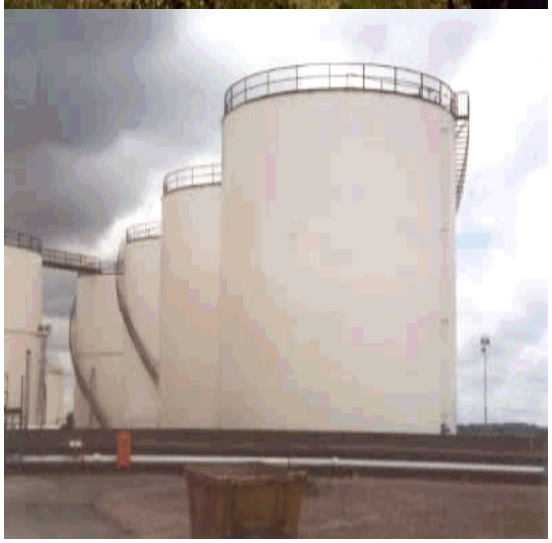
Generic Category	Tanks
CG Code	215W24
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Fixed head
Tech2	14,000m³
Unit size	-
Unit of measurement	m3
ERC	£102
Superseded codes	215A24
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3



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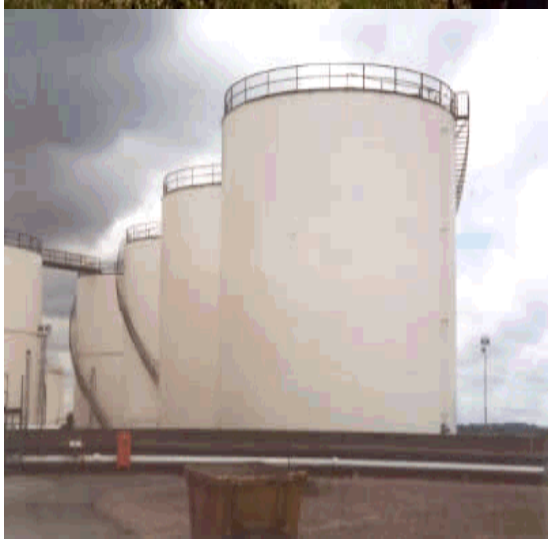
Generic Category	Tanks
CG Code	215W25
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Fixed head
Tech2	15,000m³
Unit size	-
Unit of measurement	m3
ERC	£102
Superseded codes	215A25
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3



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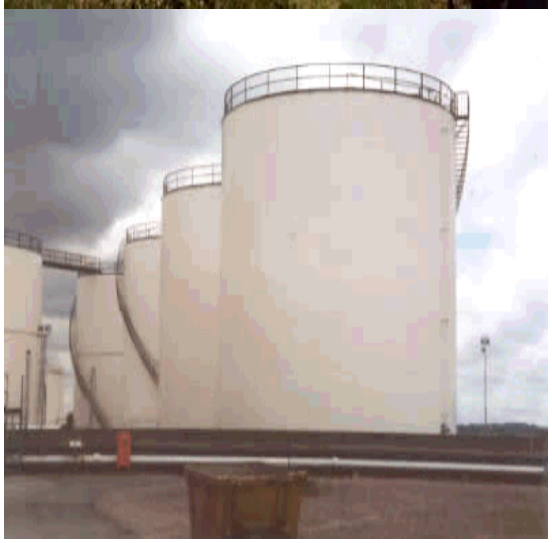
Generic Category	Tanks
CG Code	215W26
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Fixed head
Tech2	16,000m³
Unit size	-
Unit of measurement	m3
ERC	£98
Superseded codes	215A26
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3



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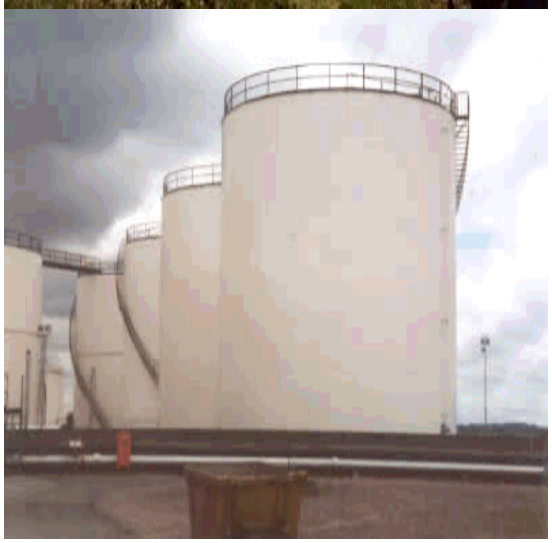
Generic Category	Tanks
CG Code	215W27
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Fixed head
Tech2	17,000m³
Unit size	-
Unit of measurement	m3
ERC	£97
Superseded codes	215A27
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3



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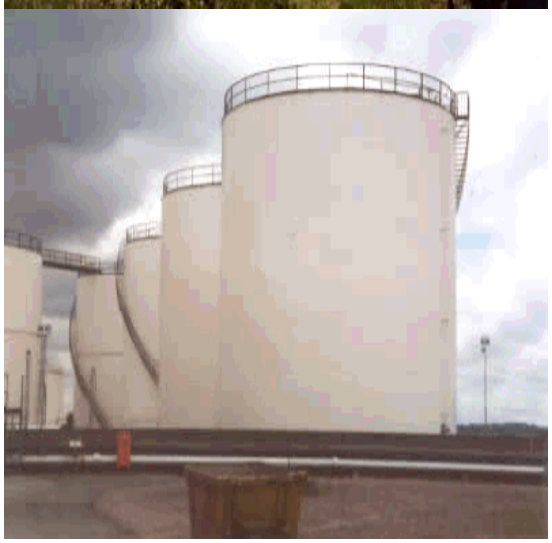
Generic Category	Tanks
CG Code	215W28
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Fixed head
Tech2	20,000m³
Unit size	-
Unit of measurement	m3
ERC	£94
Superseded codes	215A28
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3



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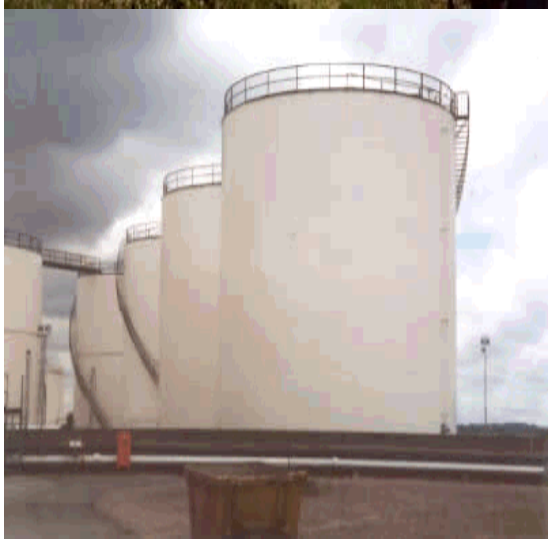
Generic Category	Tanks
CG Code	215W29
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Fixed head
Tech2	25,000m³
Unit size	-
Unit of measurement	m3
ERC	£90
Superseded codes	215A81
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3



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Generic Category	Tanks
CG Code	215W50
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Floating head
Tech2	250m³
Unit size	-
Unit of measurement	m3
ERC	£672
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215W51
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Floating head
Tech2	400m³
Unit size	-
Unit of measurement	m3
ERC	£627
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215W52
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Floating head
Tech2	500m³
Unit size	-
Unit of measurement	m3
ERC	£589
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215W53
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Floating head
Tech2	750m³
Unit size	-
Unit of measurement	m3
ERC	£479
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215W54
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Floating head
Tech2	1,000m³
Unit size	-
Unit of measurement	m3
ERC	£426
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215W55
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Floating head
Tech2	1,250m³
Unit size	-
Unit of measurement	m3
ERC	£369
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215W56
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Floating head
Tech2	1,500m³
Unit size	-
Unit of measurement	m3
ERC	£331
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215W57
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Floating head
Tech2	1,750m³
Unit size	-
Unit of measurement	m3
ERC	£312
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215W58
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Floating head
Tech2	2,000m³
Unit size	-
Unit of measurement	m3
ERC	£294
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215W59
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Floating head
Tech2	2,250m³
Unit size	-
Unit of measurement	m3
ERC	£277
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215W60
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Floating head
Tech2	2,500m³
Unit size	-
Unit of measurement	m3
ERC	£263
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215W61
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Floating head
Tech2	2,750m³
Unit size	-
Unit of measurement	m3
ERC	£250
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215W62
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Floating head
Tech2	3,000m³
Unit size	-
Unit of measurement	m3
ERC	£238
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215W63
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Floating head
Tech2	3,500m³
Unit size	-
Unit of measurement	m3
ERC	£227
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215W64
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Floating head
Tech2	4,000m³
Unit size	-
Unit of measurement	m3
ERC	£222
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215W65
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Floating head
Tech2	5,000m³
Unit size	-
Unit of measurement	m3
ERC	£209
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215W66
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Floating head
Tech2	6,000m³
Unit size	-
Unit of measurement	m3
ERC	£194
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215W67
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Floating head
Tech2	7,000m³
Unit size	-
Unit of measurement	m3
ERC	£177
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215W68
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Floating head
Tech2	8,000m³
Unit size	-
Unit of measurement	m3
ERC	£165
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215W69
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Floating head
Tech2	9,000m³
Unit size	-
Unit of measurement	m3
ERC	£152
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215W70
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Floating head
Tech2	10,000m³
Unit size	-
Unit of measurement	m3
ERC	£149
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215W71
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Floating head
Tech2	11,000m³
Unit size	-
Unit of measurement	m3
ERC	£141
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215W72
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Floating head
Tech2	12,000m³
Unit size	-
Unit of measurement	m3
ERC	£136
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215W73
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Floating head
Tech2	13,000m³
Unit size	-
Unit of measurement	m3
ERC	£132
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215W74
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Floating head
Tech2	14,000m³
Unit size	-
Unit of measurement	m3
ERC	£128
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215W75
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Floating head
Tech2	15,000m³
Unit size	-
Unit of measurement	m3
ERC	£126
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215W76
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Floating head
Tech2	16,000m³
Unit size	-
Unit of measurement	m3
ERC	£123
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215W77
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Floating head
Tech2	17,000m³
Unit size	-
Unit of measurement	m3
ERC	£121
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215W78
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Floating head
Tech2	20,000m³
Unit size	-
Unit of measurement	m3
ERC	£117
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215W79
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Floating head
Tech2	25,000m³
Unit size	-
Unit of measurement	m3
ERC	£113
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The costs in this series reflect the assumption that more than one tank is included in the contract – i.e., these costs should not be discounted because the hereditament contains a large number of tanks.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Fixed head (Foreground) Floating Head (Background).
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215A10
Specific	Large vertical
Descriptive	Refinery and Chemical works
Tech1	Fixed head
Tech2	2500m³
Unit size	-
Unit of measurement	m3
ERC	£209
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical - Refinery or Large Petro chemical works floating head tanks found on refineries or large chemical works are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Pre- formed tank sections are laid out on site and erected over a period of days. The tank sections have usually been treated (painted) with tank manufacturers rust prohibited coat. It is assumed that these tanks are located on Petrol Refineries and Petrochemical Works where crude, semi crude and aggressive materials are common. Unlike tanks on commercial tank farms where specific materials are stored and the tank is designed accordingly, many of the Refinery / Chemical type tanks have, over a period of time, stored a variety of products, some aggressive, resulting in a more rapid deterioration of the tank. The allowance scales (see Guidance Notes) reflect this worse case scenario. The tanks are of basic construction having capacities of up to 120,000 cu. m. (100,000 cubic metres = approx. 22 million UK gallons). In the assumed locations these tanks are used mainly for bulk storage of crude petroleum, semi processed petroleum products and by-products. Few tanks of this size have been erected in the UK since 2000. The tankage on such hereditaments contains petrochemical products, which in the main are crude, or part processed, although some tanks will contain processed products, which are waiting for distribution. Generally the products contained within such tankage is, due partly to its water content and chemical composition, aggressive and variable in its quality, thus causing problems due to chemical reactions in respect of internal corrosion. Most tanks in this size band are floating head tanks especially where there are large volumes of volatile gases present. Many of the pre 1980 tanks were very basic in design and the materials used were the lower end of the regulatory standard. Therefore the result of storing this type of product is a shorter tank life and a more demanding maintenance programme. (See allowance scales).
Referencing details	1. Diameter of tank. 2. Height of tank. 3. Material tank is made out of and whether welded or bolted plates. 4. Painting. 5. Any other known features - internally lined etc. 6. Fixed or Floating Head. 7. Age.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Class 4, Table 4 Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards. List of accessories 1 and 2 (v)
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Tank farm photo. Photo 2 – Mixed use storage tanks.
Photo notes	-

Photo1

Photo2

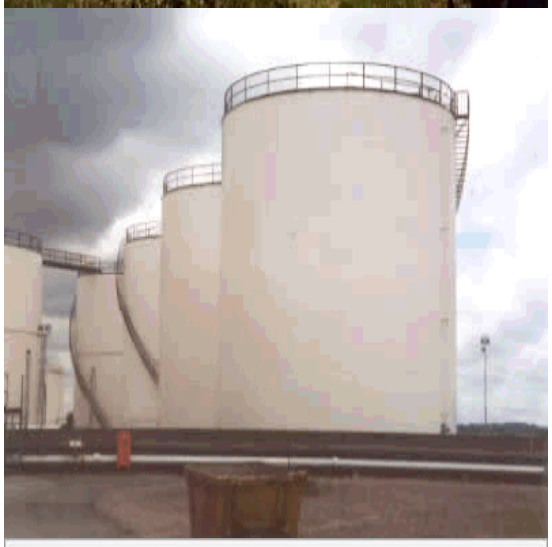

Photo3

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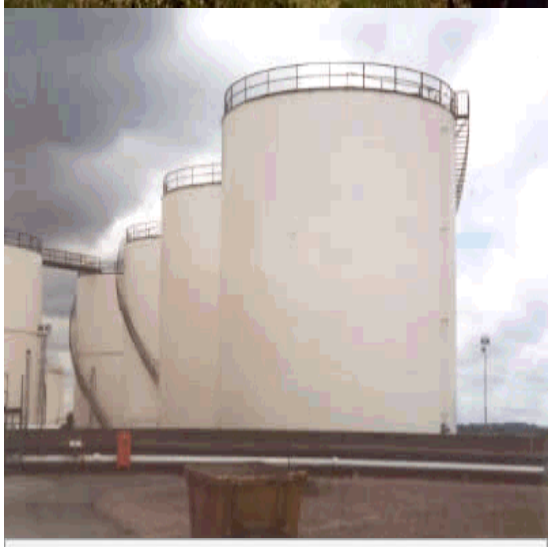
Generic Category	Tanks
CG Code	215A11
Specific	Large vertical
Descriptive	Refinery and Chemical works
Tech1	Fixed head
Tech2	2750m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£205
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical - Refinery or Large Petro chemical works floating head tanks found on refineries or large chemical works are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Pre- formed tank sections are laid out on site and erected over a period of days. The tank sections have usually been treated (painted) with tank manufacturers rust prohibited coat. It is assumed that these tanks are located on Petrol Refineries and Petrochemical Works where crude, semi crude and aggressive materials are common. Unlike tanks on commercial tank farms where specific materials are stored and the tank is designed accordingly, many of the Refinery / Chemical type tanks have, over a period of time, stored a variety of products, some aggressive, resulting in a more rapid deterioration of the tank. The allowance scales (see Guidance Notes) reflect this worse case scenario. The tanks are of basic construction having capacities of up to 120,000 cu. m. (100,000 cubic metres = approx. 22 million UK gallons). In the assumed locations these tanks are used mainly for bulk storage of crude petroleum, semi processed petroleum products and by-products. Few tanks of this size have been erected in the UK since 2000. The tankage on such hereditaments contains petrochemical products, which in the main are crude, or part processed, although some tanks will contain processed products, which are waiting for distribution. Generally the products contained within such tankage is, due partly to its water content and chemical composition, aggressive and variable in its quality, thus causing problems due to chemical reactions in respect of internal corrosion. Most tanks in this size band are floating head tanks especially where there are large volumes of volatile gases present. Many of the pre 1980 tanks were very basic in design and the materials used were the lower end of the regulatory standard. Therefore the result of storing this type of product is a shorter tank life and a more demanding maintenance programme. (See allowance scales).
Referencing details	1. Diameter of tank. 2. Height of tank. 3. Material tank is made out of and whether welded or bolted plates. 4. Painting. 5. Any other known features - internally lined etc. 6. Fixed or Floating Head. 7. Age.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Class 4, Table 4 Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards. List of accessories 1 and 2 (v)
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Tank farm photo. Photo 2 – Mixed use storage tanks.
Photo notes	-

Photo1

Photo2



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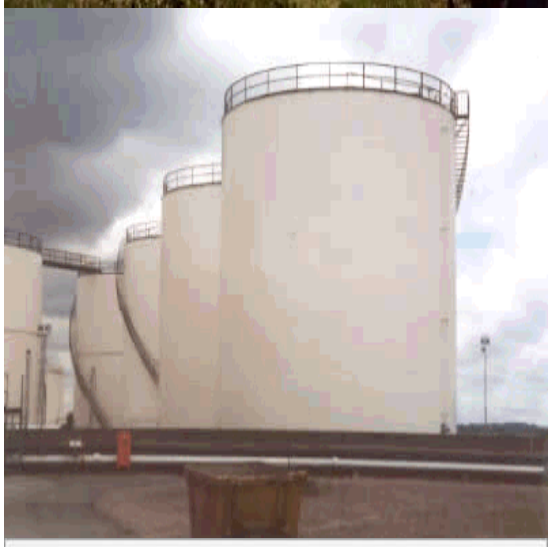
Generic Category	Tanks
CG Code	215A12
Specific	Large vertical
Descriptive	Refinery and Chemical works
Tech1	Fixed head
Tech2	3000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£198
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical - Refinery or Large Petro chemical works floating head tanks found on refineries or large chemical works are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Pre- formed tank sections are laid out on site and erected over a period of days. The tank sections have usually been treated (painted) with tank manufacturers rust prohibited coat. It is assumed that these tanks are located on Petrol Refineries and Petrochemical Works where crude, semi crude and aggressive materials are common. Unlike tanks on commercial tank farms where specific materials are stored and the tank is designed accordingly, many of the Refinery / Chemical type tanks have, over a period of time, stored a variety of products, some aggressive, resulting in a more rapid deterioration of the tank. The allowance scales (see Guidance Notes) reflect this worse case scenario. The tanks are of basic construction having capacities of up to 120,000 cu. m. (100,000 cubic metres = approx. 22 million UK gallons). In the assumed locations these tanks are used mainly for bulk storage of crude petroleum, semi processed petroleum products and by-products. Few tanks of this size have been erected in the UK since 2000. The tankage on such hereditaments contains petrochemical products, which in the main are crude, or part processed, although some tanks will contain processed products, which are waiting for distribution. Generally the products contained within such tankage is, due partly to its water content and chemical composition, aggressive and variable in its quality, thus causing problems due to chemical reactions in respect of internal corrosion. Most tanks in this size band are floating head tanks especially where there are large volumes of volatile gases present. Many of the pre 1980 tanks were very basic in design and the materials used were the lower end of the regulatory standard. Therefore the result of storing this type of product is a shorter tank life and a more demanding maintenance programme. (See allowance scales).
Referencing details	1. Diameter of tank. 2. Height of tank. 3. Material tank is made out of and whether welded or bolted plates. 4. Painting. 5. Any other known features - internally lined etc. 6. Fixed or Floating Head. 7. Age.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Class 4, Table 4 Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards. List of accessories 1 and 2 (v)
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Tank farm photo. Photo 2 – Mixed use storage tanks.
Photo notes	-

Photo1

Photo2



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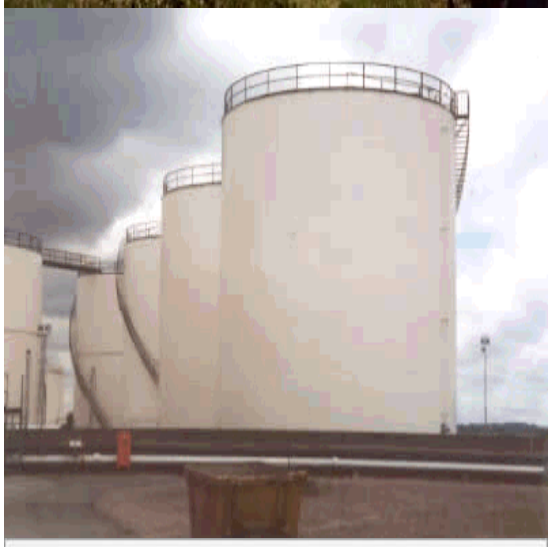
Generic Category	Tanks
CG Code	215A13
Specific	Large vertical
Descriptive	Refinery and Chemical works
Tech1	Fixed head
Tech2	3500m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£186
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical - Refinery or Large Petro chemical works floating head tanks found on refineries or large chemical works are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Pre- formed tank sections are laid out on site and erected over a period of days. The tank sections have usually been treated (painted) with tank manufacturers rust prohibited coat. It is assumed that these tanks are located on Petrol Refineries and Petrochemical Works where crude, semi crude and aggressive materials are common. Unlike tanks on commercial tank farms where specific materials are stored and the tank is designed accordingly, many of the Refinery / Chemical type tanks have, over a period of time, stored a variety of products, some aggressive, resulting in a more rapid deterioration of the tank. The allowance scales (see Guidance Notes) reflect this worse case scenario. The tanks are of basic construction having capacities of up to 120,000 cu. m. (100,000 cubic metres = approx. 22 million UK gallons). In the assumed locations these tanks are used mainly for bulk storage of crude petroleum, semi processed petroleum products and by-products. Few tanks of this size have been erected in the UK since 2000. The tankage on such hereditaments contains petrochemical products, which in the main are crude, or part processed, although some tanks will contain processed products, which are waiting for distribution. Generally the products contained within such tankage is, due partly to its water content and chemical composition, aggressive and variable in its quality, thus causing problems due to chemical reactions in respect of internal corrosion. Most tanks in this size band are floating head tanks especially where there are large volumes of volatile gases present. Many of the pre 1980 tanks were very basic in design and the materials used were the lower end of the regulatory standard. Therefore the result of storing this type of product is a shorter tank life and a more demanding maintenance programme. (See allowance scales).
Referencing details	1. Diameter of tank. 2. Height of tank. 3. Material tank is made out of and whether welded or bolted plates. 4. Painting. 5. Any other known features - internally lined etc. 6. Fixed or Floating Head. 7. Age.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Class 4, Table 4 Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards. List of accessories 1 and 2 (v)
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Tank farm photo. Photo 2 – Mixed use storage tanks.
Photo notes	-

Photo1

Photo2



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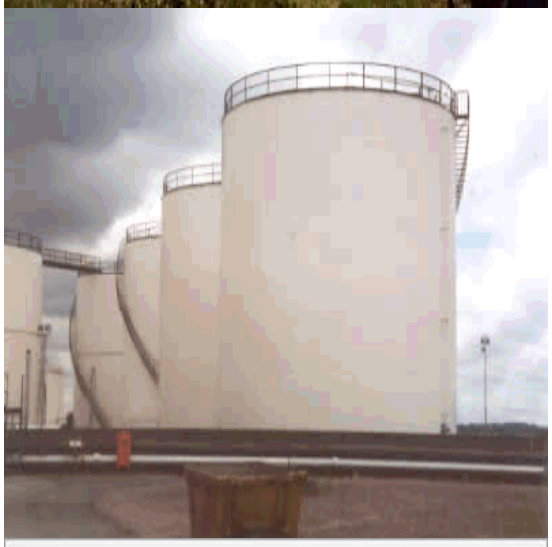
Generic Category	Tanks
CG Code	215A14
Specific	Large vertical
Descriptive	Refinery and Chemical works
Tech1	Fixed head
Tech2	4000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£173
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical - Refinery or Large Petro chemical works floating head tanks found on refineries or large chemical works are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Pre- formed tank sections are laid out on site and erected over a period of days. The tank sections have usually been treated (painted) with tank manufacturers rust prohibited coat. It is assumed that these tanks are located on Petrol Refineries and Petrochemical Works where crude, semi crude and aggressive materials are common. Unlike tanks on commercial tank farms where specific materials are stored and the tank is designed accordingly, many of the Refinery / Chemical type tanks have, over a period of time, stored a variety of products, some aggressive, resulting in a more rapid deterioration of the tank. The allowance scales (see Guidance Notes) reflect this worse case scenario. The tanks are of basic construction having capacities of up to 120,000 cu. m. (100,000 cubic metres = approx. 22 million UK gallons). In the assumed locations these tanks are used mainly for bulk storage of crude petroleum, semi processed petroleum products and by-products. Few tanks of this size have been erected in the UK since 2000. The tankage on such hereditaments contains petrochemical products, which in the main are crude, or part processed, although some tanks will contain processed products, which are waiting for distribution. Generally the products contained within such tankage is, due partly to its water content and chemical composition, aggressive and variable in its quality, thus causing problems due to chemical reactions in respect of internal corrosion. Most tanks in this size band are floating head tanks especially where there are large volumes of volatile gases present. Many of the pre 1980 tanks were very basic in design and the materials used were the lower end of the regulatory standard. Therefore the result of storing this type of product is a shorter tank life and a more demanding maintenance programme. (See allowance scales).
Referencing details	1. Diameter of tank. 2. Height of tank. 3. Material tank is made out of and whether welded or bolted plates. 4. Painting. 5. Any other known features - internally lined etc. 6. Fixed or Floating Head. 7. Age.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Class 4, Table 4 Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards. List of accessories 1 and 2 (v)
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Tank farm photo. Photo 2 – Mixed use storage tanks.
Photo notes	-

Photo1

Photo2



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Generic Category	Tanks
CG Code	215A15
Specific	Large vertical
Descriptive	Refinery and Chemical works
Tech1	Fixed head
Tech2	5000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£160
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical - Refinery or Large Petro chemical works floating head tanks found on refineries or large chemical works are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Pre- formed tank sections are laid out on site and erected over a period of days. The tank sections have usually been treated (painted) with tank manufacturers rust prohibited coat. It is assumed that these tanks are located on Petrol Refineries and Petrochemical Works where crude, semi crude and aggressive materials are common. Unlike tanks on commercial tank farms where specific materials are stored and the tank is designed accordingly, many of the Refinery / Chemical type tanks have, over a period of time, stored a variety of products, some aggressive, resulting in a more rapid deterioration of the tank. The allowance scales (see Guidance Notes) reflect this worse case scenario. The tanks are of basic construction having capacities of up to 120,000 cu. m. (100,000 cubic metres = approx. 22 million UK gallons). In the assumed locations these tanks are used mainly for bulk storage of crude petroleum, semi processed petroleum products and by-products. Few tanks of this size have been erected in the UK since 2000. The tankage on such hereditaments contains petrochemical products, which in the main are crude, or part processed, although some tanks will contain processed products, which are waiting for distribution. Generally the products contained within such tankage is, due partly to its water content and chemical composition, aggressive and variable in its quality, thus causing problems due to chemical reactions in respect of internal corrosion. Most tanks in this size band are floating head tanks especially where there are large volumes of volatile gases present. Many of the pre 1980 tanks were very basic in design and the materials used were the lower end of the regulatory standard. Therefore the result of storing this type of product is a shorter tank life and a more demanding maintenance programme. (See allowance scales).
Referencing details	1. Diameter of tank. 2. Height of tank. 3. Material tank is made out of and whether welded or bolted plates. 4. Painting. 5. Any other known features - internally lined etc. 6. Fixed or Floating Head. 7. Age.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Class 4, Table 4 Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards. List of accessories 1 and 2 (v)
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Tank farm photo. Photo 2 – Mixed use storage tanks.
Photo notes	-

Photo1

Photo2

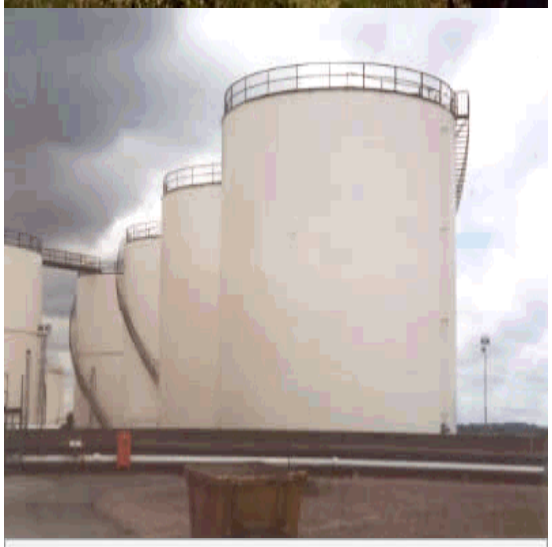

Photo3

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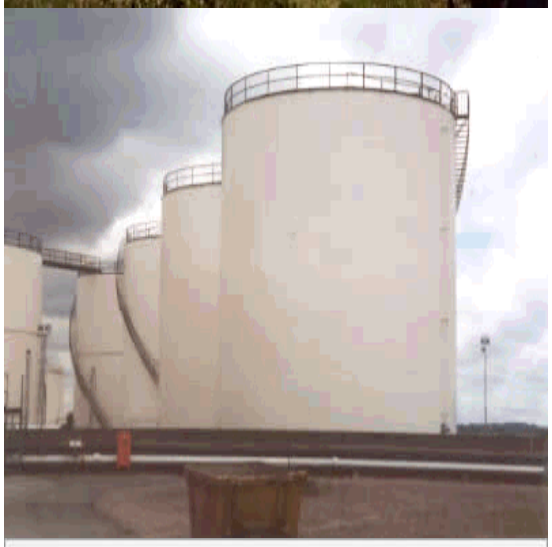
Generic Category	Tanks
CG Code	215A16
Specific	Large vertical
Descriptive	Refinery and Chemical works
Tech1	Fixed head
Tech2	6000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£146
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical - Refinery or Large Petro chemical works floating head tanks found on refineries or large chemical works are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Pre- formed tank sections are laid out on site and erected over a period of days. The tank sections have usually been treated (painted) with tank manufacturers rust prohibited coat. It is assumed that these tanks are located on Petrol Refineries and Petrochemical Works where crude, semi crude and aggressive materials are common. Unlike tanks on commercial tank farms where specific materials are stored and the tank is designed accordingly, many of the Refinery / Chemical type tanks have, over a period of time, stored a variety of products, some aggressive, resulting in a more rapid deterioration of the tank. The allowance scales (see Guidance Notes) reflect this worse case scenario. The tanks are of basic construction having capacities of up to 120,000 cu. m. (100,000 cubic metres = approx. 22 million UK gallons). In the assumed locations these tanks are used mainly for bulk storage of crude petroleum, semi processed petroleum products and by-products. Few tanks of this size have been erected in the UK since 2000. The tankage on such hereditaments contains petrochemical products, which in the main are crude, or part processed, although some tanks will contain processed products, which are waiting for distribution. Generally the products contained within such tankage is, due partly to its water content and chemical composition, aggressive and variable in its quality, thus causing problems due to chemical reactions in respect of internal corrosion. Most tanks in this size band are floating head tanks especially where there are large volumes of volatile gases present. Many of the pre 1980 tanks were very basic in design and the materials used were the lower end of the regulatory standard. Therefore the result of storing this type of product is a shorter tank life and a more demanding maintenance programme. (See allowance scales).
Referencing details	1. Diameter of tank. 2. Height of tank. 3. Material tank is made out of and whether welded or bolted plates. 4. Painting. 5. Any other known features - internally lined etc. 6. Fixed or Floating Head. 7. Age.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Class 4, Table 4 Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards. List of accessories 1 and 2 (v)
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Tank farm photo. Photo 2 – Mixed use storage tanks.
Photo notes	-

Photo1

Photo2



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Generic Category	Tanks
CG Code	215A17
Specific	Large vertical
Descriptive	Refinery and Chemical works
Tech1	Fixed head
Tech2	7000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£132
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical - Refinery or Large Petro chemical works floating head tanks found on refineries or large chemical works are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Pre- formed tank sections are laid out on site and erected over a period of days. The tank sections have usually been treated (painted) with tank manufacturers rust prohibited coat. It is assumed that these tanks are located on Petrol Refineries and Petrochemical Works where crude, semi crude and aggressive materials are common. Unlike tanks on commercial tank farms where specific materials are stored and the tank is designed accordingly, many of the Refinery / Chemical type tanks have, over a period of time, stored a variety of products, some aggressive, resulting in a more rapid deterioration of the tank. The allowance scales (see Guidance Notes) reflect this worse case scenario. The tanks are of basic construction having capacities of up to 120,000 cu. m. (100,000 cubic metres = approx. 22 million UK gallons). In the assumed locations these tanks are used mainly for bulk storage of crude petroleum, semi processed petroleum products and by-products. Few tanks of this size have been erected in the UK since 2000. The tankage on such hereditaments contains petrochemical products, which in the main are crude, or part processed, although some tanks will contain processed products, which are waiting for distribution. Generally the products contained within such tankage is, due partly to its water content and chemical composition, aggressive and variable in its quality, thus causing problems due to chemical reactions in respect of internal corrosion. Most tanks in this size band are floating head tanks especially where there are large volumes of volatile gases present. Many of the pre 1980 tanks were very basic in design and the materials used were the lower end of the regulatory standard. Therefore the result of storing this type of product is a shorter tank life and a more demanding maintenance programme. (See allowance scales).
Referencing details	1. Diameter of tank. 2. Height of tank. 3. Material tank is made out of and whether welded or bolted plates. 4. Painting. 5. Any other known features - internally lined etc. 6. Fixed or Floating Head. 7. Age.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Class 4, Table 4 Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards. List of accessories 1 and 2 (v)
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Tank farm photo. Photo 2 – Mixed use storage tanks.
Photo notes	-

Photo1

Photo2

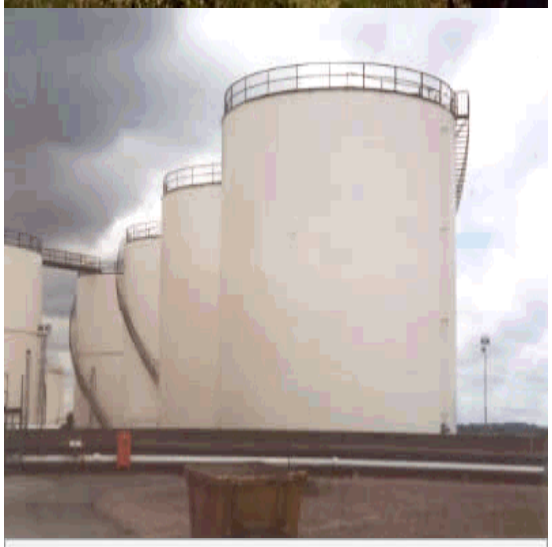

Photo3

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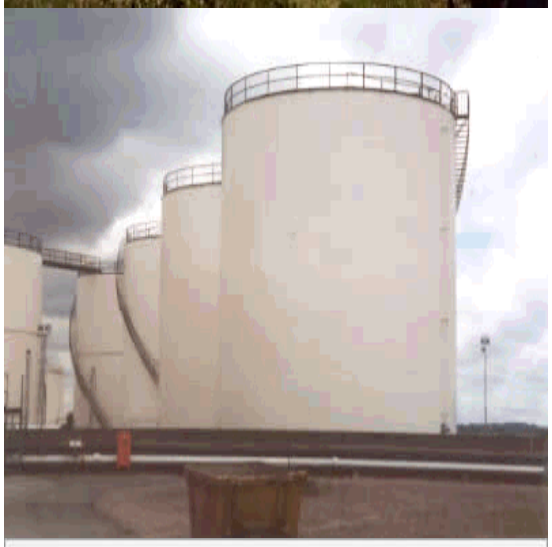
Generic Category	Tanks
CG Code	215A18
Specific	Large vertical
Descriptive	Refinery and Chemical works
Tech1	Fixed head
Tech2	8000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£122
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical - Refinery or Large Petro chemical works floating head tanks found on refineries or large chemical works are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Pre- formed tank sections are laid out on site and erected over a period of days. The tank sections have usually been treated (painted) with tank manufacturers rust prohibited coat. It is assumed that these tanks are located on Petrol Refineries and Petrochemical Works where crude, semi crude and aggressive materials are common. Unlike tanks on commercial tank farms where specific materials are stored and the tank is designed accordingly, many of the Refinery / Chemical type tanks have, over a period of time, stored a variety of products, some aggressive, resulting in a more rapid deterioration of the tank. The allowance scales (see Guidance Notes) reflect this worse case scenario. The tanks are of basic construction having capacities of up to 120,000 cu. m. (100,000 cubic metres = approx. 22 million UK gallons). In the assumed locations these tanks are used mainly for bulk storage of crude petroleum, semi processed petroleum products and by-products. Few tanks of this size have been erected in the UK since 2000. The tankage on such hereditaments contains petrochemical products, which in the main are crude, or part processed, although some tanks will contain processed products, which are waiting for distribution. Generally the products contained within such tankage is, due partly to its water content and chemical composition, aggressive and variable in its quality, thus causing problems due to chemical reactions in respect of internal corrosion. Most tanks in this size band are floating head tanks especially where there are large volumes of volatile gases present. Many of the pre 1980 tanks were very basic in design and the materials used were the lower end of the regulatory standard. Therefore the result of storing this type of product is a shorter tank life and a more demanding maintenance programme. (See allowance scales).
Referencing details	1. Diameter of tank. 2. Height of tank. 3. Material tank is made out of and whether welded or bolted plates. 4. Painting. 5. Any other known features - internally lined etc. 6. Fixed or Floating Head. 7. Age.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Class 4, Table 4 Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards. List of accessories 1 and 2 (v)
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Tank farm photo. Photo 2 – Mixed use storage tanks.
Photo notes	-

Photo1

Photo2



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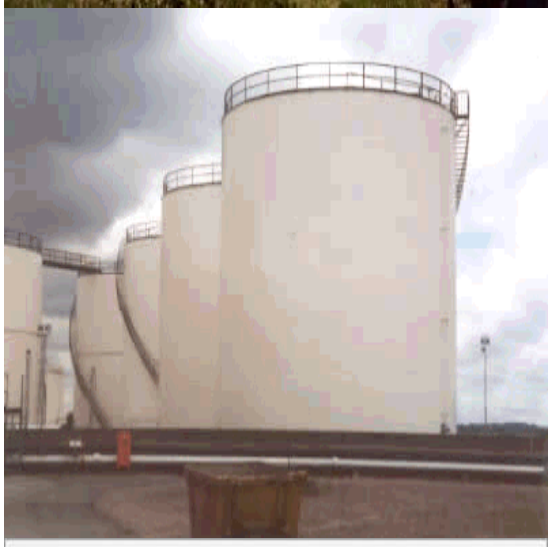
Generic Category	Tanks
CG Code	215A19
Specific	Large vertical
Descriptive	Refinery and Chemical works
Tech1	Fixed head
Tech2	9000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£117
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical - Refinery or Large Petro chemical works floating head tanks found on refineries or large chemical works are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Pre- formed tank sections are laid out on site and erected over a period of days. The tank sections have usually been treated (painted) with tank manufacturers rust prohibited coat. It is assumed that these tanks are located on Petrol Refineries and Petrochemical Works where crude, semi crude and aggressive materials are common. Unlike tanks on commercial tank farms where specific materials are stored and the tank is designed accordingly, many of the Refinery / Chemical type tanks have, over a period of time, stored a variety of products, some aggressive, resulting in a more rapid deterioration of the tank. The allowance scales (see Guidance Notes) reflect this worse case scenario. The tanks are of basic construction having capacities of up to 120,000 cu. m. (100,000 cubic metres = approx. 22 million UK gallons). In the assumed locations these tanks are used mainly for bulk storage of crude petroleum, semi processed petroleum products and by-products. Few tanks of this size have been erected in the UK since 2000. The tankage on such hereditaments contains petrochemical products, which in the main are crude, or part processed, although some tanks will contain processed products, which are waiting for distribution. Generally the products contained within such tankage is, due partly to its water content and chemical composition, aggressive and variable in its quality, thus causing problems due to chemical reactions in respect of internal corrosion. Most tanks in this size band are floating head tanks especially where there are large volumes of volatile gases present. Many of the pre 1980 tanks were very basic in design and the materials used were the lower end of the regulatory standard. Therefore the result of storing this type of product is a shorter tank life and a more demanding maintenance programme. (See allowance scales).
Referencing details	1. Diameter of tank. 2. Height of tank. 3. Material tank is made out of and whether welded or bolted plates. 4. Painting. 5. Any other known features - internally lined etc. 6. Fixed or Floating Head. 7. Age.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Class 4, Table 4 Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards. List of accessories 1 and 2 (v)
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Tank farm photo. Photo 2 – Mixed use storage tanks.
Photo notes	-

Photo1

Photo2



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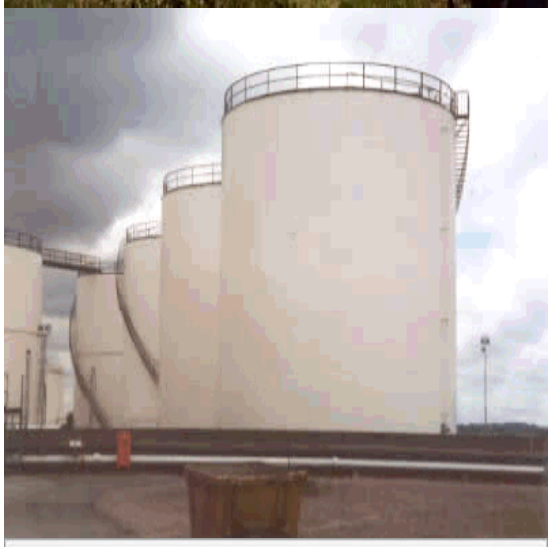
Generic Category	Tanks
CG Code	215A20
Specific	Large vertical
Descriptive	Refinery and Chemical works
Tech1	Fixed head
Tech2	10000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£114
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical - Refinery or Large Petro chemical works floating head tanks found on refineries or large chemical works are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Pre- formed tank sections are laid out on site and erected over a period of days. The tank sections have usually been treated (painted) with tank manufacturers rust prohibited coat. It is assumed that these tanks are located on Petrol Refineries and Petrochemical Works where crude, semi crude and aggressive materials are common. Unlike tanks on commercial tank farms where specific materials are stored and the tank is designed accordingly, many of the Refinery / Chemical type tanks have, over a period of time, stored a variety of products, some aggressive, resulting in a more rapid deterioration of the tank. The allowance scales (see Guidance Notes) reflect this worse case scenario. The tanks are of basic construction having capacities of up to 120,000 cu. m. (100,000 cubic metres = approx. 22 million UK gallons). In the assumed locations these tanks are used mainly for bulk storage of crude petroleum, semi processed petroleum products and by-products. Few tanks of this size have been erected in the UK since 2000. The tankage on such hereditaments contains petrochemical products, which in the main are crude, or part processed, although some tanks will contain processed products, which are waiting for distribution. Generally the products contained within such tankage is, due partly to its water content and chemical composition, aggressive and variable in its quality, thus causing problems due to chemical reactions in respect of internal corrosion. Most tanks in this size band are floating head tanks especially where there are large volumes of volatile gases present. Many of the pre 1980 tanks were very basic in design and the materials used were the lower end of the regulatory standard. Therefore the result of storing this type of product is a shorter tank life and a more demanding maintenance programme. (See allowance scales).
Referencing details	1. Diameter of tank. 2. Height of tank. 3. Material tank is made out of and whether welded or bolted plates. 4. Painting. 5. Any other known features - internally lined etc. 6. Fixed or Floating Head. 7. Age.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Class 4, Table 4 Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards. List of accessories 1 and 2 (v)
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Tank farm photo. Photo 2 – Mixed use storage tanks.
Photo notes	-

Photo1

Photo2



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Generic Category	Tanks
CG Code	215A21
Specific	Large vertical
Descriptive	Refinery and Chemical works
Tech1	Fixed head
Tech2	11000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£112
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical - Refinery or Large Petro chemical works floating head tanks found on refineries or large chemical works are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Pre- formed tank sections are laid out on site and erected over a period of days. The tank sections have usually been treated (painted) with tank manufacturers rust prohibited coat. It is assumed that these tanks are located on Petrol Refineries and Petrochemical Works where crude, semi crude and aggressive materials are common. Unlike tanks on commercial tank farms where specific materials are stored and the tank is designed accordingly, many of the Refinery / Chemical type tanks have, over a period of time, stored a variety of products, some aggressive, resulting in a more rapid deterioration of the tank. The allowance scales (see Guidance Notes) reflect this worse case scenario. The tanks are of basic construction having capacities of up to 120,000 cu. m. (100,000 cubic metres = approx. 22 million UK gallons). In the assumed locations these tanks are used mainly for bulk storage of crude petroleum, semi processed petroleum products and by-products. Few tanks of this size have been erected in the UK since 2000. The tankage on such hereditaments contains petrochemical products, which in the main are crude, or part processed, although some tanks will contain processed products, which are waiting for distribution. Generally the products contained within such tankage is, due partly to its water content and chemical composition, aggressive and variable in its quality, thus causing problems due to chemical reactions in respect of internal corrosion. Most tanks in this size band are floating head tanks especially where there are large volumes of volatile gases present. Many of the pre 1980 tanks were very basic in design and the materials used were the lower end of the regulatory standard. Therefore the result of storing this type of product is a shorter tank life and a more demanding maintenance programme. (See allowance scales).
Referencing details	1. Diameter of tank. 2. Height of tank. 3. Material tank is made out of and whether welded or bolted plates. 4. Painting. 5. Any other known features - internally lined etc. 6. Fixed or Floating Head. 7. Age.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Class 4, Table 4 Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards. List of accessories 1 and 2 (v)
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Tank farm photo. Photo 2 – Mixed use storage tanks.
Photo notes	-

Photo1

Photo2

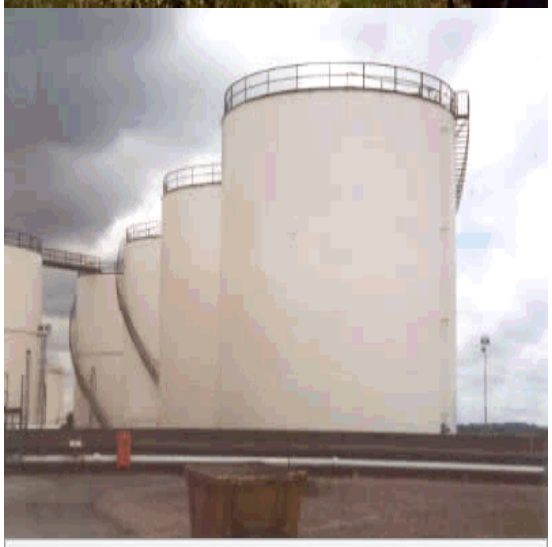

Photo3

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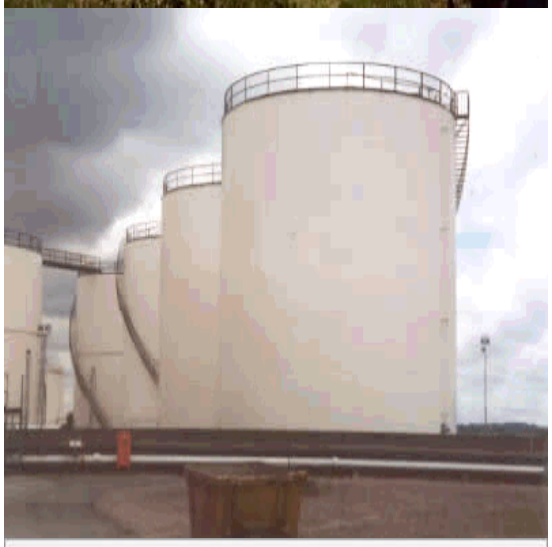
Generic Category	Tanks
CG Code	215A22
Specific	Large vertical
Descriptive	Refinery and Chemical works
Tech1	Fixed head
Tech2	12000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£109
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical - Refinery or Large Petro chemical works floating head tanks found on refineries or large chemical works are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Pre- formed tank sections are laid out on site and erected over a period of days. The tank sections have usually been treated (painted) with tank manufacturers rust prohibited coat. It is assumed that these tanks are located on Petrol Refineries and Petrochemical Works where crude, semi crude and aggressive materials are common. Unlike tanks on commercial tank farms where specific materials are stored and the tank is designed accordingly, many of the Refinery / Chemical type tanks have, over a period of time, stored a variety of products, some aggressive, resulting in a more rapid deterioration of the tank. The allowance scales (see Guidance Notes) reflect this worse case scenario. The tanks are of basic construction having capacities of up to 120,000 cu. m. (100,000 cubic metres = approx. 22 million UK gallons). In the assumed locations these tanks are used mainly for bulk storage of crude petroleum, semi processed petroleum products and by-products. Few tanks of this size have been erected in the UK since 2000. The tankage on such hereditaments contains petrochemical products, which in the main are crude, or part processed, although some tanks will contain processed products, which are waiting for distribution. Generally the products contained within such tankage is, due partly to its water content and chemical composition, aggressive and variable in its quality, thus causing problems due to chemical reactions in respect of internal corrosion. Most tanks in this size band are floating head tanks especially where there are large volumes of volatile gases present. Many of the pre 1980 tanks were very basic in design and the materials used were the lower end of the regulatory standard. Therefore the result of storing this type of product is a shorter tank life and a more demanding maintenance programme. (See allowance scales).
Referencing details	1. Diameter of tank. 2. Height of tank. 3. Material tank is made out of and whether welded or bolted plates. 4. Painting. 5. Any other known features - internally lined etc. 6. Fixed or Floating Head. 7. Age.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Class 4, Table 4 Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards. List of accessories 1 and 2 (v)
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Tank farm photo. Photo 2 – Mixed use storage tanks.
Photo notes	-

Photo1

Photo2



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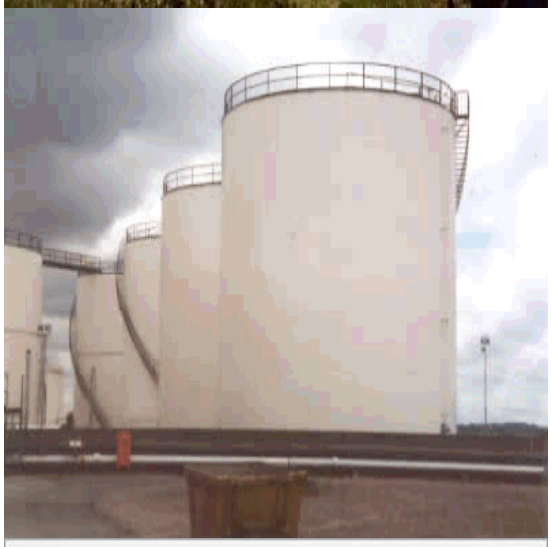
Generic Category	Tanks
CG Code	215A23
Specific	Large vertical
Descriptive	Refinery and Chemical works
Tech1	Fixed head
Tech2	13000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£106
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical - Refinery or Large Petro chemical works floating head tanks found on refineries or large chemical works are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Pre- formed tank sections are laid out on site and erected over a period of days. The tank sections have usually been treated (painted) with tank manufacturers rust prohibited coat. It is assumed that these tanks are located on Petrol Refineries and Petrochemical Works where crude, semi crude and aggressive materials are common. Unlike tanks on commercial tank farms where specific materials are stored and the tank is designed accordingly, many of the Refinery / Chemical type tanks have, over a period of time, stored a variety of products, some aggressive, resulting in a more rapid deterioration of the tank. The allowance scales (see Guidance Notes) reflect this worse case scenario. The tanks are of basic construction having capacities of up to 120,000 cu. m. (100,000 cubic metres = approx. 22 million UK gallons). In the assumed locations these tanks are used mainly for bulk storage of crude petroleum, semi processed petroleum products and by-products. Few tanks of this size have been erected in the UK since 2000. The tankage on such hereditaments contains petrochemical products, which in the main are crude, or part processed, although some tanks will contain processed products, which are waiting for distribution. Generally the products contained within such tankage is, due partly to its water content and chemical composition, aggressive and variable in its quality, thus causing problems due to chemical reactions in respect of internal corrosion. Most tanks in this size band are floating head tanks especially where there are large volumes of volatile gases present. Many of the pre 1980 tanks were very basic in design and the materials used were the lower end of the regulatory standard. Therefore the result of storing this type of product is a shorter tank life and a more demanding maintenance programme. (See allowance scales).
Referencing details	1. Diameter of tank. 2. Height of tank. 3. Material tank is made out of and whether welded or bolted plates. 4. Painting. 5. Any other known features - internally lined etc. 6. Fixed or Floating Head. 7. Age.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Class 4, Table 4 Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards. List of accessories 1 and 2 (v)
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Tank farm photo. Photo 2 – Mixed use storage tanks.
Photo notes	-

Photo1

Photo2



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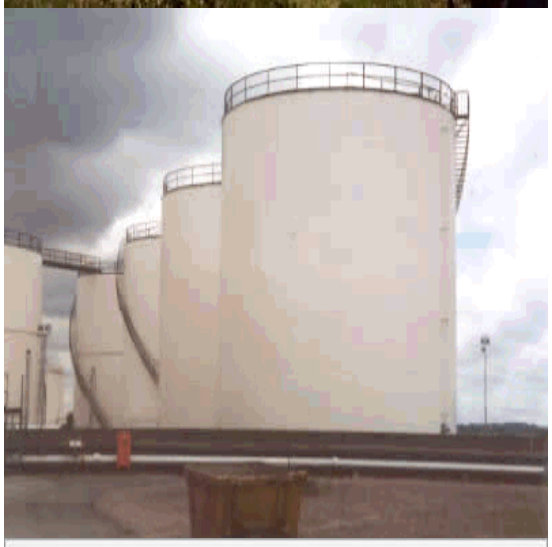
Generic Category	Tanks
CG Code	215A24
Specific	Large vertical
Descriptive	Refinery and Chemical works
Tech1	Fixed head
Tech2	14000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£102
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical - Refinery or Large Petro chemical works floating head tanks found on refineries or large chemical works are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Pre- formed tank sections are laid out on site and erected over a period of days. The tank sections have usually been treated (painted) with tank manufacturers rust prohibited coat. It is assumed that these tanks are located on Petrol Refineries and Petrochemical Works where crude, semi crude and aggressive materials are common. Unlike tanks on commercial tank farms where specific materials are stored and the tank is designed accordingly, many of the Refinery / Chemical type tanks have, over a period of time, stored a variety of products, some aggressive, resulting in a more rapid deterioration of the tank. The allowance scales (see Guidance Notes) reflect this worse case scenario. The tanks are of basic construction having capacities of up to 120,000 cu. m. (100,000 cubic metres = approx. 22 million UK gallons). In the assumed locations these tanks are used mainly for bulk storage of crude petroleum, semi processed petroleum products and by-products. Few tanks of this size have been erected in the UK since 2000. The tankage on such hereditaments contains petrochemical products, which in the main are crude, or part processed, although some tanks will contain processed products, which are waiting for distribution. Generally the products contained within such tankage is, due partly to its water content and chemical composition, aggressive and variable in its quality, thus causing problems due to chemical reactions in respect of internal corrosion. Most tanks in this size band are floating head tanks especially where there are large volumes of volatile gases present. Many of the pre 1980 tanks were very basic in design and the materials used were the lower end of the regulatory standard. Therefore the result of storing this type of product is a shorter tank life and a more demanding maintenance programme. (See allowance scales).
Referencing details	1. Diameter of tank. 2. Height of tank. 3. Material tank is made out of and whether welded or bolted plates. 4. Painting. 5. Any other known features - internally lined etc. 6. Fixed or Floating Head. 7. Age.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Class 4, Table 4 Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards. List of accessories 1 and 2 (v)
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Tank farm photo. Photo 2 – Mixed use storage tanks.
Photo notes	-

Photo1

Photo2



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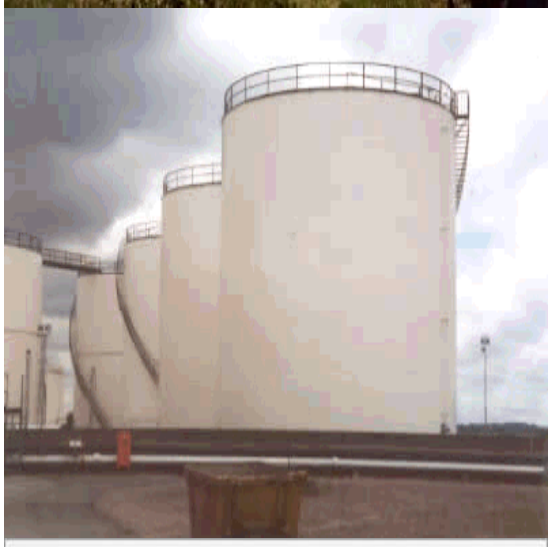
Generic Category	Tanks
CG Code	215A25
Specific	Large vertical
Descriptive	Refinery and Chemical works
Tech1	Fixed head
Tech2	15000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£102
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical - Refinery or Large Petro chemical works floating head tanks found on refineries or large chemical works are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Pre- formed tank sections are laid out on site and erected over a period of days. The tank sections have usually been treated (painted) with tank manufacturers rust prohibited coat. It is assumed that these tanks are located on Petrol Refineries and Petrochemical Works where crude, semi crude and aggressive materials are common. Unlike tanks on commercial tank farms where specific materials are stored and the tank is designed accordingly, many of the Refinery / Chemical type tanks have, over a period of time, stored a variety of products, some aggressive, resulting in a more rapid deterioration of the tank. The allowance scales (see Guidance Notes) reflect this worse case scenario. The tanks are of basic construction having capacities of up to 120,000 cu. m. (100,000 cubic metres = approx. 22 million UK gallons). In the assumed locations these tanks are used mainly for bulk storage of crude petroleum, semi processed petroleum products and by-products. Few tanks of this size have been erected in the UK since 2000. The tankage on such hereditaments contains petrochemical products, which in the main are crude, or part processed, although some tanks will contain processed products, which are waiting for distribution. Generally the products contained within such tankage is, due partly to its water content and chemical composition, aggressive and variable in its quality, thus causing problems due to chemical reactions in respect of internal corrosion. Most tanks in this size band are floating head tanks especially where there are large volumes of volatile gases present. Many of the pre 1980 tanks were very basic in design and the materials used were the lower end of the regulatory standard. Therefore the result of storing this type of product is a shorter tank life and a more demanding maintenance programme. (See allowance scales).
Referencing details	1. Diameter of tank. 2. Height of tank. 3. Material tank is made out of and whether welded or bolted plates. 4. Painting. 5. Any other known features - internally lined etc. 6. Fixed or Floating Head. 7. Age.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Class 4, Table 4 Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards. List of accessories 1 and 2 (v)
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Tank farm photo. Photo 2 – Mixed use storage tanks.
Photo notes	-

Photo1

Photo2



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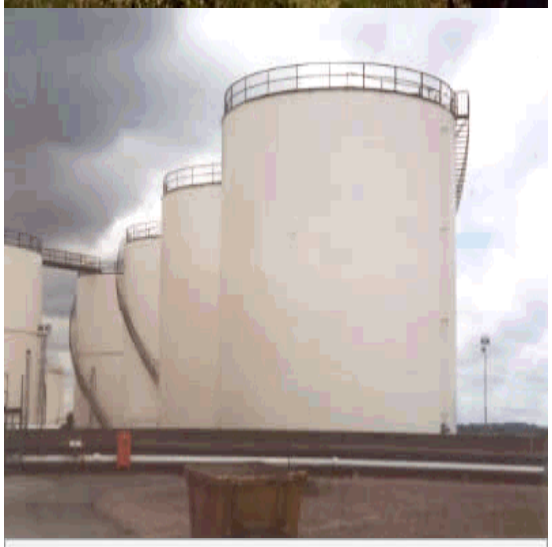
Generic Category	Tanks
CG Code	215A26
Specific	Large vertical
Descriptive	Refinery and Chemical works
Tech1	Fixed head
Tech2	16000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£98
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical - Refinery or Large Petro chemical works floating head tanks found on refineries or large chemical works are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Pre- formed tank sections are laid out on site and erected over a period of days. The tank sections have usually been treated (painted) with tank manufacturers rust prohibited coat. It is assumed that these tanks are located on Petrol Refineries and Petrochemical Works where crude, semi crude and aggressive materials are common. Unlike tanks on commercial tank farms where specific materials are stored and the tank is designed accordingly, many of the Refinery / Chemical type tanks have, over a period of time, stored a variety of products, some aggressive, resulting in a more rapid deterioration of the tank. The allowance scales (see Guidance Notes) reflect this worse case scenario. The tanks are of basic construction having capacities of up to 120,000 cu. m. (100,000 cubic metres = approx. 22 million UK gallons). In the assumed locations these tanks are used mainly for bulk storage of crude petroleum, semi processed petroleum products and by-products. Few tanks of this size have been erected in the UK since 2000. The tankage on such hereditaments contains petrochemical products, which in the main are crude, or part processed, although some tanks will contain processed products, which are waiting for distribution. Generally the products contained within such tankage is, due partly to its water content and chemical composition, aggressive and variable in its quality, thus causing problems due to chemical reactions in respect of internal corrosion. Most tanks in this size band are floating head tanks especially where there are large volumes of volatile gases present. Many of the pre 1980 tanks were very basic in design and the materials used were the lower end of the regulatory standard. Therefore the result of storing this type of product is a shorter tank life and a more demanding maintenance programme. (See allowance scales).
Referencing details	1. Diameter of tank. 2. Height of tank. 3. Material tank is made out of and whether welded or bolted plates. 4. Painting. 5. Any other known features - internally lined etc. 6. Fixed or Floating Head. 7. Age.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Class 4, Table 4 Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards. List of accessories 1 and 2 (v)
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Tank farm photo. Photo 2 – Mixed use storage tanks.
Photo notes	-

Photo1

Photo2



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Generic Category	Tanks
CG Code	215A27
Specific	Large vertical
Descriptive	Refinery and Chemical works
Tech1	Fixed head
Tech2	17000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£97
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical - Refinery or Large Petro chemical works floating head tanks found on refineries or large chemical works are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Pre- formed tank sections are laid out on site and erected over a period of days. The tank sections have usually been treated (painted) with tank manufacturers rust prohibited coat. It is assumed that these tanks are located on Petrol Refineries and Petrochemical Works where crude, semi crude and aggressive materials are common. Unlike tanks on commercial tank farms where specific materials are stored and the tank is designed accordingly, many of the Refinery / Chemical type tanks have, over a period of time, stored a variety of products, some aggressive, resulting in a more rapid deterioration of the tank. The allowance scales (see Guidance Notes) reflect this worse case scenario. The tanks are of basic construction having capacities of up to 120,000 cu. m. (100,000 cubic metres = approx. 22 million UK gallons). In the assumed locations these tanks are used mainly for bulk storage of crude petroleum, semi processed petroleum products and by-products. Few tanks of this size have been erected in the UK since 2000. The tankage on such hereditaments contains petrochemical products, which in the main are crude, or part processed, although some tanks will contain processed products, which are waiting for distribution. Generally the products contained within such tankage is, due partly to its water content and chemical composition, aggressive and variable in its quality, thus causing problems due to chemical reactions in respect of internal corrosion. Most tanks in this size band are floating head tanks especially where there are large volumes of volatile gases present. Many of the pre 1980 tanks were very basic in design and the materials used were the lower end of the regulatory standard. Therefore the result of storing this type of product is a shorter tank life and a more demanding maintenance programme. (See allowance scales).
Referencing details	1. Diameter of tank. 2. Height of tank. 3. Material tank is made out of and whether welded or bolted plates. 4. Painting. 5. Any other known features - internally lined etc. 6. Fixed or Floating Head. 7. Age.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Class 4, Table 4 Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards. List of accessories 1 and 2 (v)
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Tank farm photo. Photo 2 – Mixed use storage tanks.
Photo notes	-

Photo1

Photo2

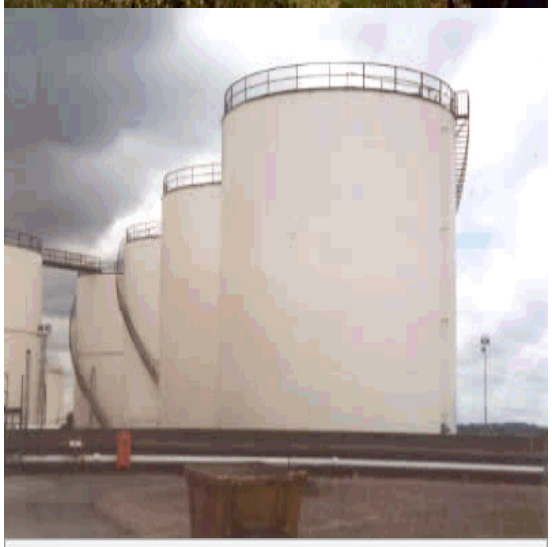

Photo3

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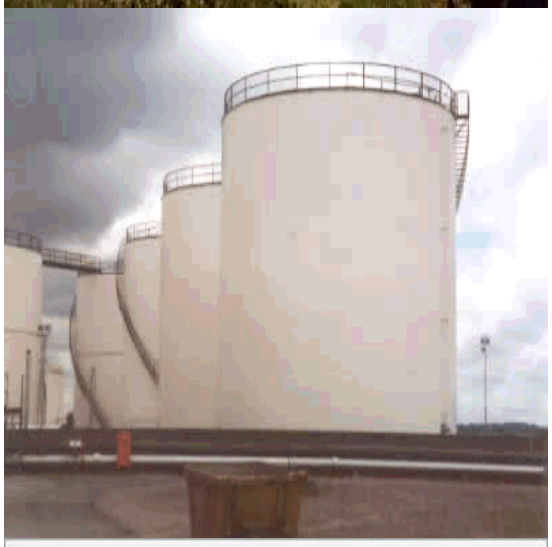
Generic Category	Tanks
CG Code	215A28
Specific	Large vertical
Descriptive	Refinery and Chemical works
Tech1	Fixed head
Tech2	20000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£94
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical - Refinery or Large Petro chemical works floating head tanks found on refineries or large chemical works are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Pre- formed tank sections are laid out on site and erected over a period of days. The tank sections have usually been treated (painted) with tank manufacturers rust prohibited coat. It is assumed that these tanks are located on Petrol Refineries and Petrochemical Works where crude, semi crude and aggressive materials are common. Unlike tanks on commercial tank farms where specific materials are stored and the tank is designed accordingly, many of the Refinery / Chemical type tanks have, over a period of time, stored a variety of products, some aggressive, resulting in a more rapid deterioration of the tank. The allowance scales (see Guidance Notes) reflect this worse case scenario. The tanks are of basic construction having capacities of up to 120,000 cu. m. (100,000 cubic metres = approx. 22 million UK gallons). In the assumed locations these tanks are used mainly for bulk storage of crude petroleum, semi processed petroleum products and by-products. Few tanks of this size have been erected in the UK since 2000. The tankage on such hereditaments contains petrochemical products, which in the main are crude, or part processed, although some tanks will contain processed products, which are waiting for distribution. Generally the products contained within such tankage is, due partly to its water content and chemical composition, aggressive and variable in its quality, thus causing problems due to chemical reactions in respect of internal corrosion. Most tanks in this size band are floating head tanks especially where there are large volumes of volatile gases present. Many of the pre 1980 tanks were very basic in design and the materials used were the lower end of the regulatory standard. Therefore the result of storing this type of product is a shorter tank life and a more demanding maintenance programme. (See allowance scales).
Referencing details	1. Diameter of tank. 2. Height of tank. 3. Material tank is made out of and whether welded or bolted plates. 4. Painting. 5. Any other known features - internally lined etc. 6. Fixed or Floating Head. 7. Age.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Class 4, Table 4 Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards. List of accessories 1 and 2 (v)
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Tank farm photo. Photo 2 – Mixed use storage tanks.
Photo notes	-

Photo1

Photo2



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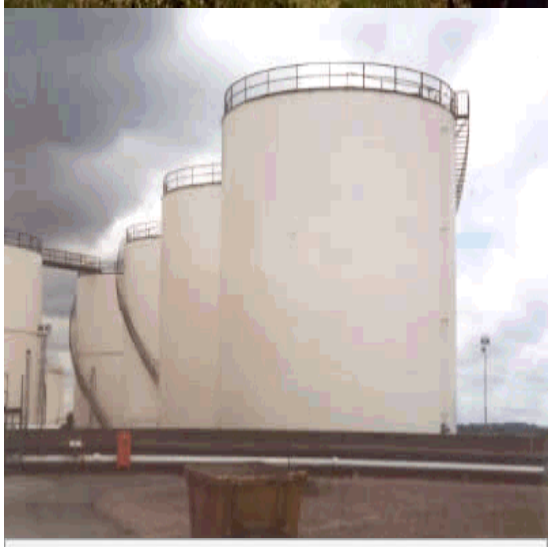
Generic Category	Tanks
CG Code	215A29
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Fixed head
Tech2	30,000m³
Unit size	-
Unit of measurement	m3
ERC	£87
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Tank farm photo. Photo 2 - Mixed use storage tanks.
Photo notes	-

Photo1

Photo2



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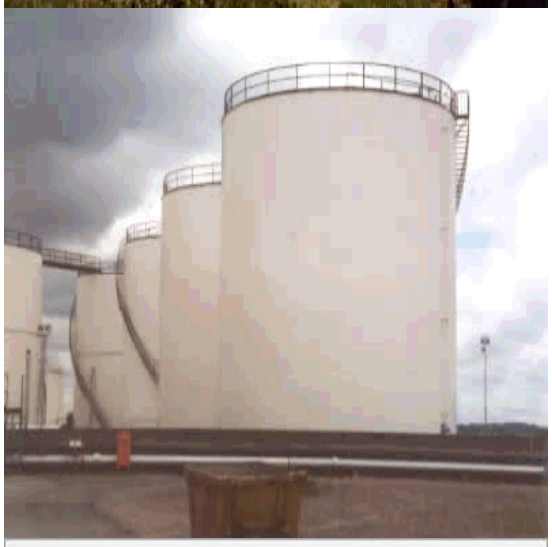
Generic Category	Tanks
CG Code	215A30
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Fixed head
Tech2	40,000m³
Unit size	-
Unit of measurement	m3
ERC	£84
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Tank farm photo. Photo 2 - Mixed use storage tanks.
Photo notes	-

Photo1

Photo2



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Generic Category	Tanks
CG Code	215A31
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Fixed head
Tech2	50,000m³
Unit size	-
Unit of measurement	m3
ERC	£97
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Tank farm photo. Photo 2 - Mixed use storage tanks.
Photo notes	-

Photo1

Photo2

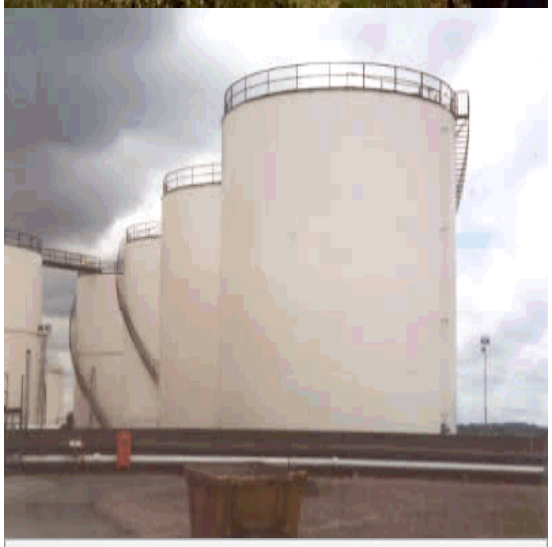

Photo3

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Generic Category	Tanks
CG Code	215A32
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Fixed head
Tech2	60,000m³
Unit size	-
Unit of measurement	m3
ERC	£92
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Tank farm photo. Photo 2 - Mixed use storage tanks.
Photo notes	-

Photo1

Photo2

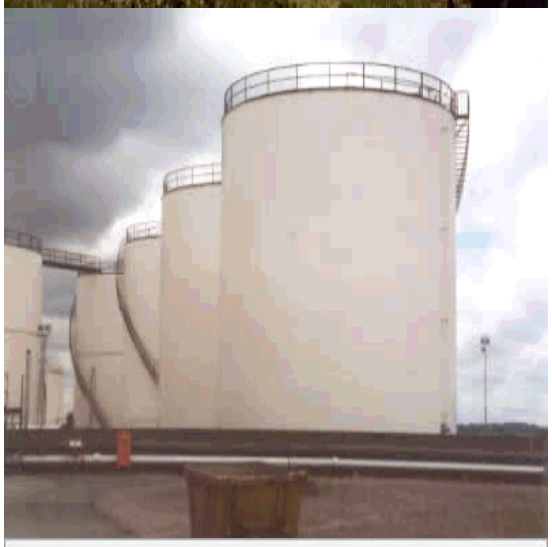

Photo3

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Generic Category	Tanks
CG Code	215A33
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Fixed head
Tech2	70,000m³
Unit size	-
Unit of measurement	m3
ERC	£87
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Tank farm photo. Photo 2 - Mixed use storage tanks.
Photo notes	-

Photo1

Photo2

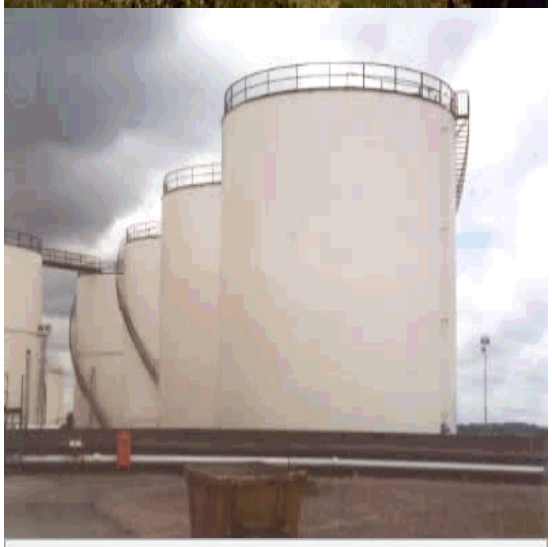

Photo3

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Generic Category	Tanks
CG Code	215A34
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Fixed head
Tech2	90,000m³
Unit size	-
Unit of measurement	m3
ERC	£78
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Tank farm photo. Photo 2 - Mixed use storage tanks.
Photo notes	-

Photo1

Photo2

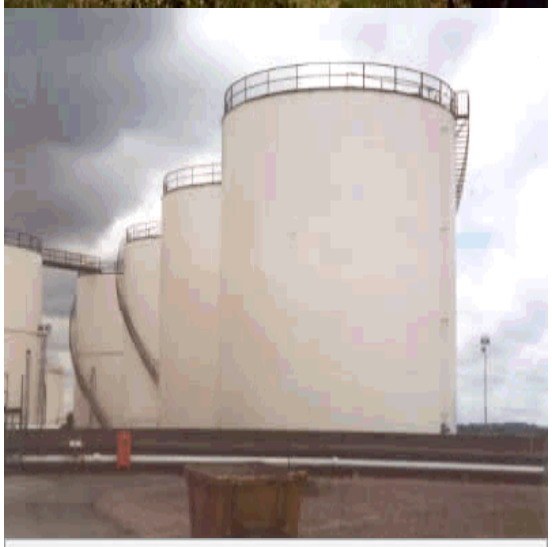

Photo3

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Generic Category	Tanks
CG Code	215A35
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Fixed head
Tech2	100,000m³
Unit size	-
Unit of measurement	m3
ERC	£71
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Tank farm photo. Photo 2 - Mixed use storage tanks.
Photo notes	-

Photo1

Photo2

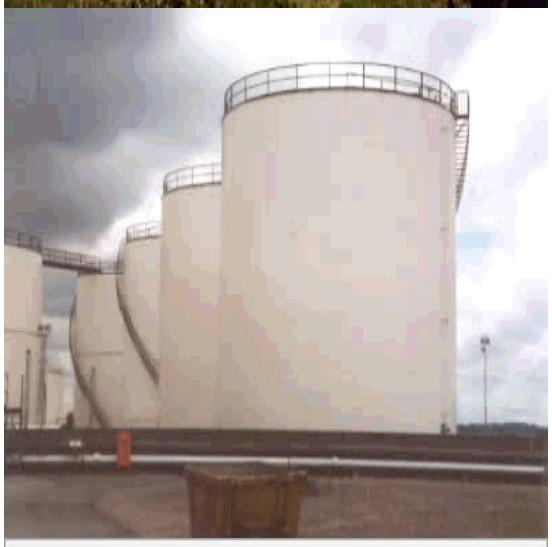

Photo3

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Generic Category	Tanks
CG Code	215A36
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Fixed head
Tech2	110,000m³
Unit size	-
Unit of measurement	m3
ERC	£67
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Tank farm photo. Photo 2 - Mixed use storage tanks.
Photo notes	-

Photo1

Photo2

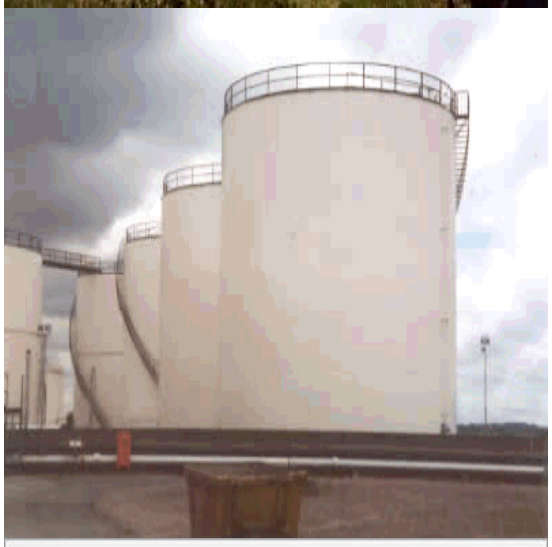

Photo3

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Generic Category	Tanks
CG Code	215A37
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Fixed head
Tech2	120,000m³
Unit size	-
Unit of measurement	m3
ERC	£62
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Tank farm photo. Photo 2 - Mixed use storage tanks.
Photo notes	-

Photo1

Photo2

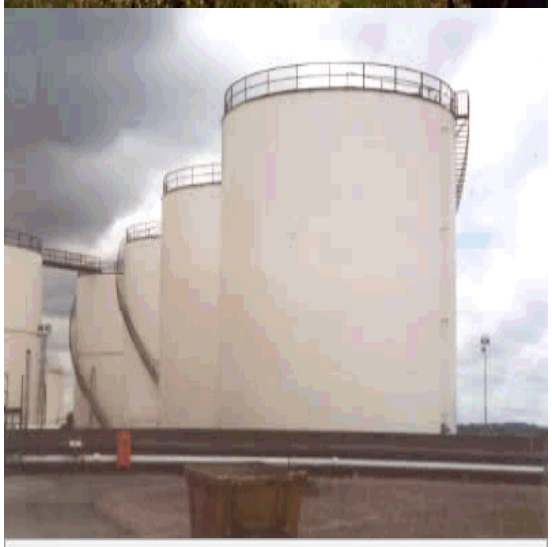

Photo3

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Generic Category	Tanks
CG Code	215A38
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Fixed head
Tech2	80,000m³
Unit size	-
Unit of measurement	m3
ERC	£83
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Tank farm photo. Photo 2 - Mixed use storage tanks.
Photo notes	-

Photo1

Photo2

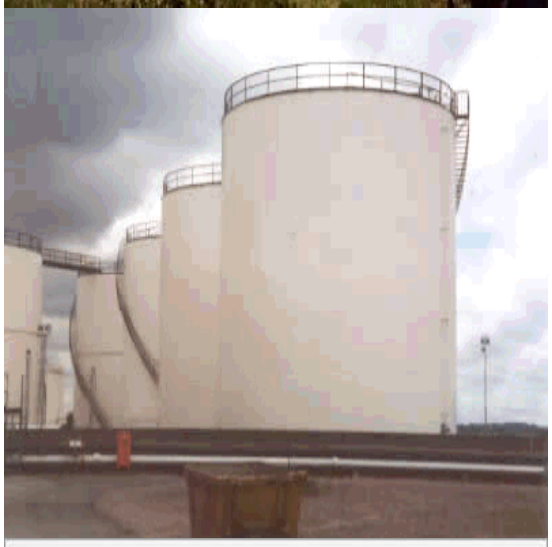

Photo3

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Generic Category	Tanks
CG Code	215A66
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Floating head
Tech2	30,000m³
Unit size	-
Unit of measurement	m3
ERC	£110
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Tank farm photo. Photo 2 - Mixed use storage tanks.
Photo notes	-

Photo1

Photo2

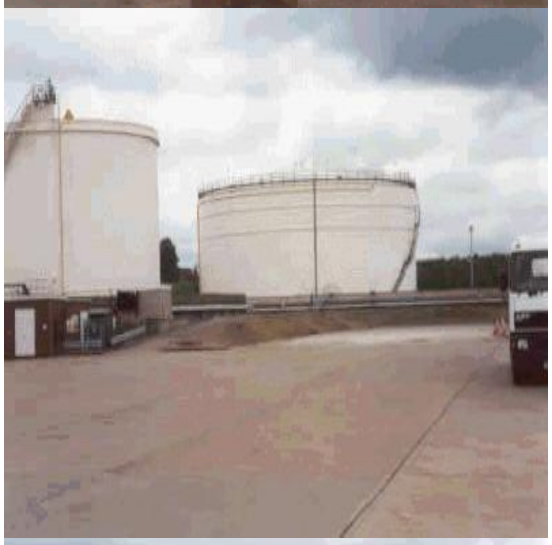
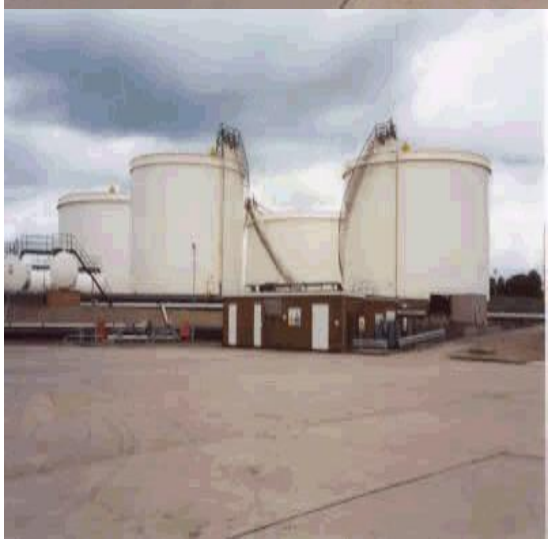


Photo3



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Generic Category	Tanks
CG Code	215A67
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Floating head
Tech2	40,000m³
Unit size	-
Unit of measurement	m3
ERC	£106
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Tank farm photo. Photo 2 - Mixed use storage tanks.
Photo notes	-

Photo1

Photo2

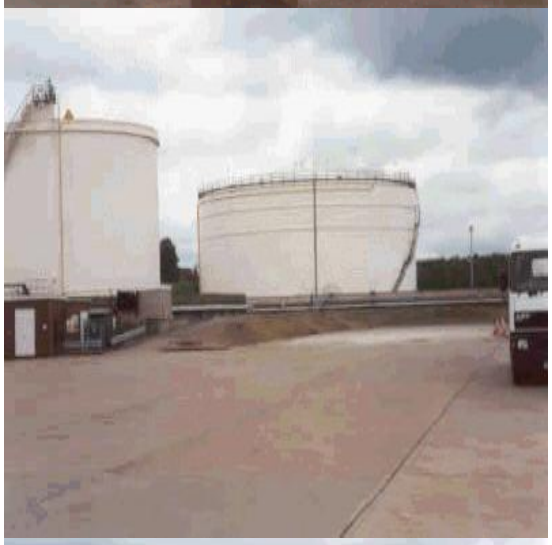
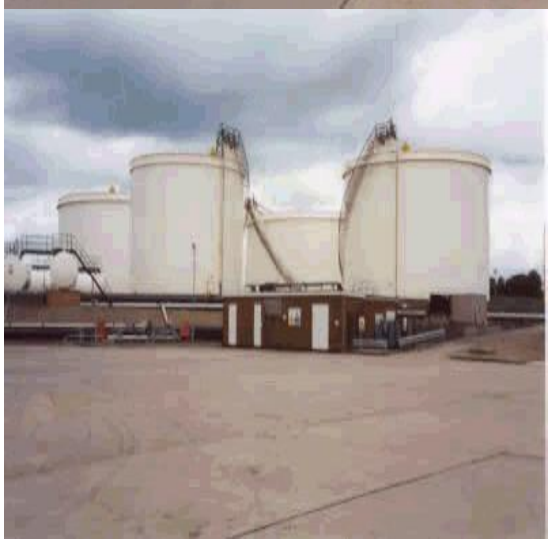


Photo3



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Generic Category	Tanks
CG Code	215A68
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Floating head
Tech2	50,000m³
Unit size	-
Unit of measurement	m3
ERC	£106
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Tank farm photo. Photo 2 - Mixed use storage tanks.
Photo notes	-

Photo1

Photo2

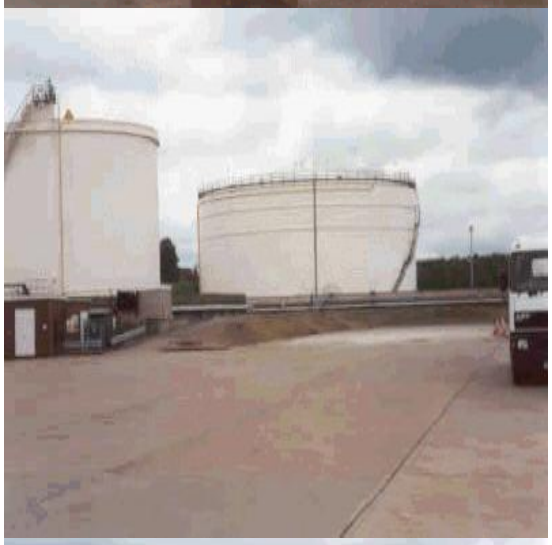
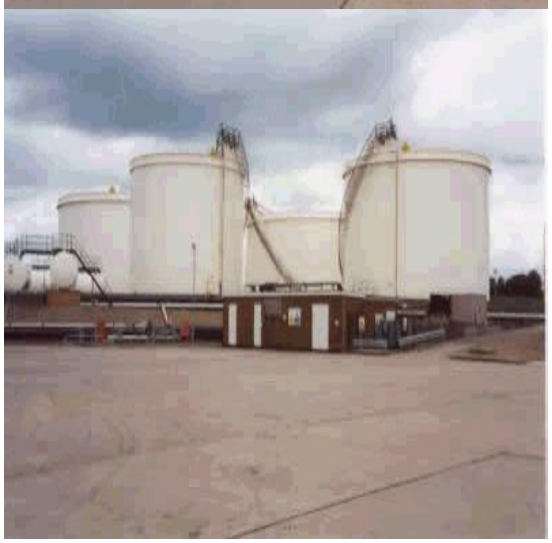


Photo3



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Generic Category	Tanks
CG Code	215A69
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Floating head
Tech2	60,000m³
Unit size	-
Unit of measurement	m3
ERC	£102
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Tank farm photo. Photo 2 - Mixed use storage tanks.
Photo notes	-

Photo1

Photo2

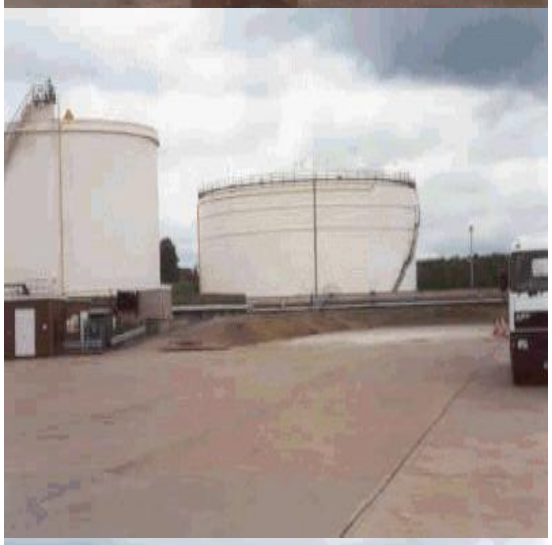
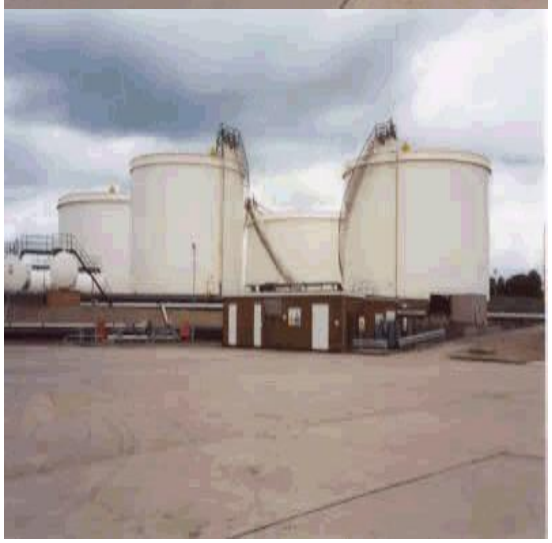


Photo3



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Generic Category	Tanks
CG Code	215A70
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Floating head
Tech2	70,000m³
Unit size	-
Unit of measurement	m3
ERC	£97
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Tank farm photo. Photo 2 - Mixed use storage tanks.
Photo notes	-

Photo1

Photo2

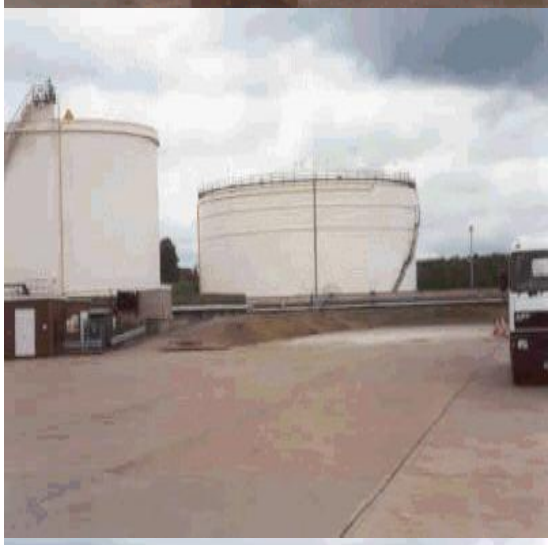
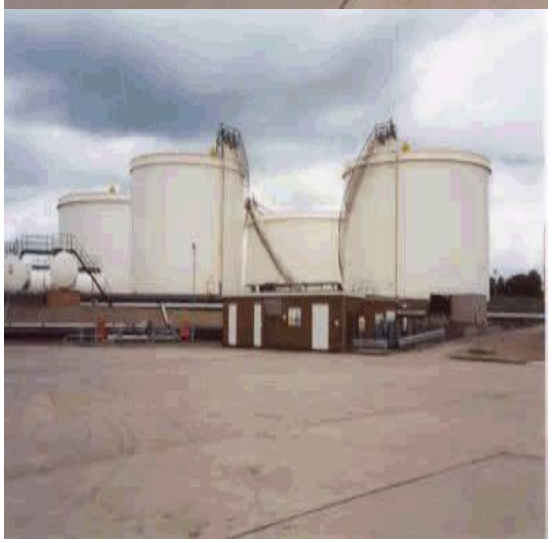


Photo3



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Generic Category	Tanks
CG Code	215A71
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Floating head
Tech2	90,000m³
Unit size	-
Unit of measurement	m3
ERC	£87
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Tank farm photo. Photo 2 - Mixed use storage tanks.
Photo notes	-

Photo1

Photo2

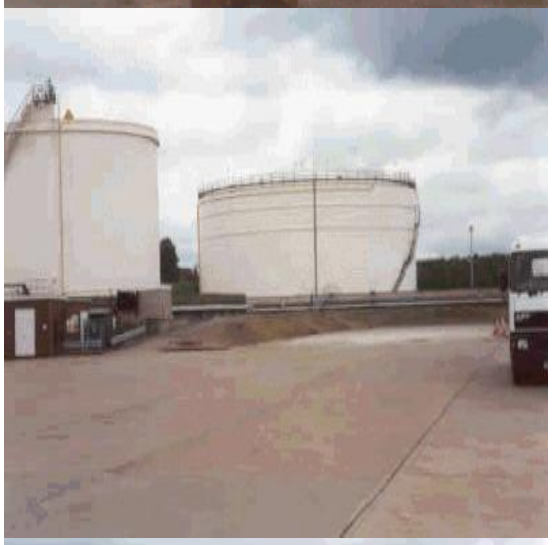
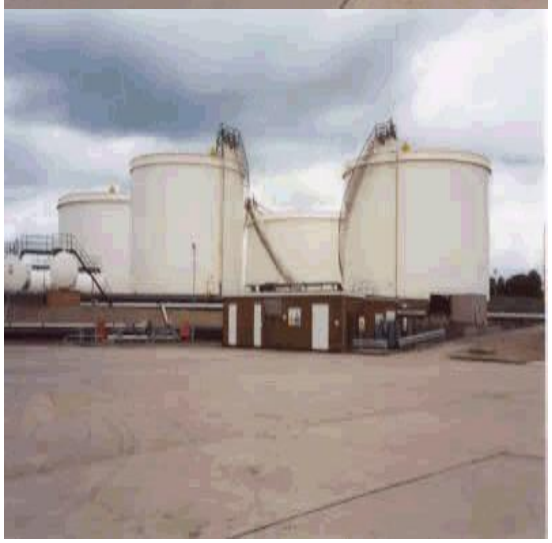


Photo3



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Generic Category	Tanks
CG Code	215A72
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Floating head
Tech2	100,000m³
Unit size	-
Unit of measurement	m3
ERC	£84
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Tank farm photo. Photo 2 - Mixed use storage tanks.
Photo notes	-

Photo1

Photo2

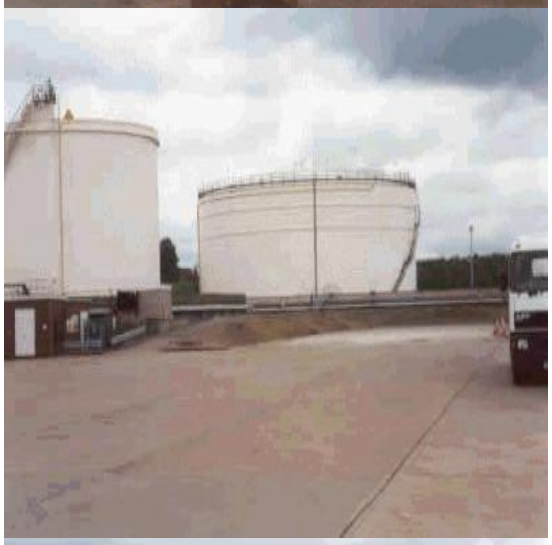
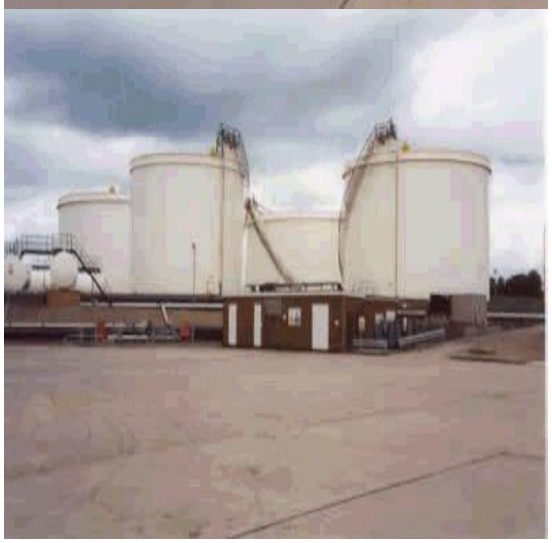


Photo3



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Generic Category	Tanks
CG Code	215A73
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Floating head
Tech2	110,000m³
Unit size	-
Unit of measurement	m3
ERC	£79
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Tank farm photo. Photo 2 - Mixed use storage tanks.
Photo notes	-

Photo1

Photo2

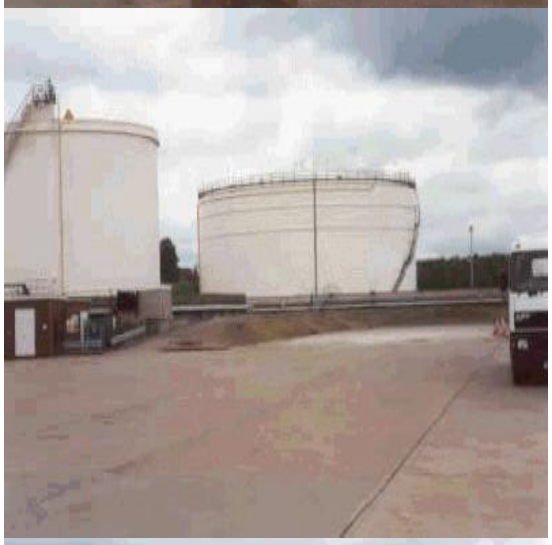
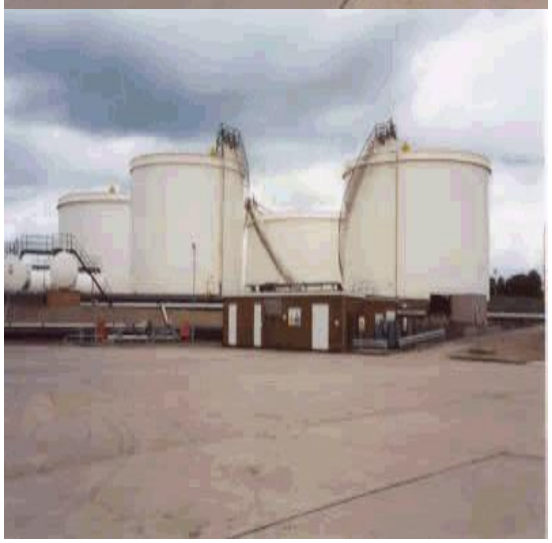


Photo3



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Generic Category	Tanks
CG Code	215A74
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Floating head
Tech2	120,000m³
Unit size	-
Unit of measurement	m3
ERC	£75
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Tank farm photo. Photo 2 - Mixed use storage tanks.
Photo notes	-

Photo1

Photo2

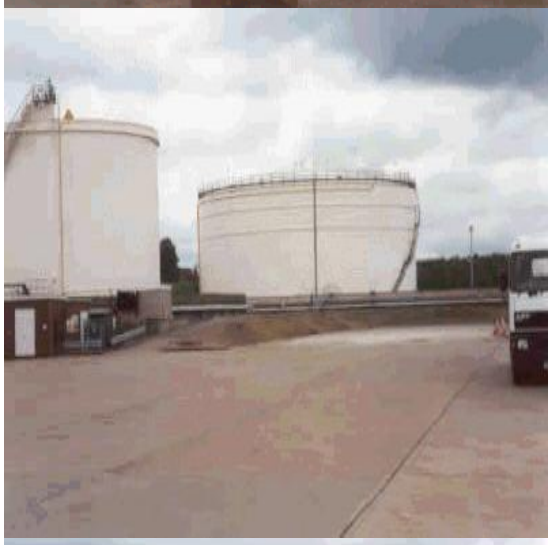
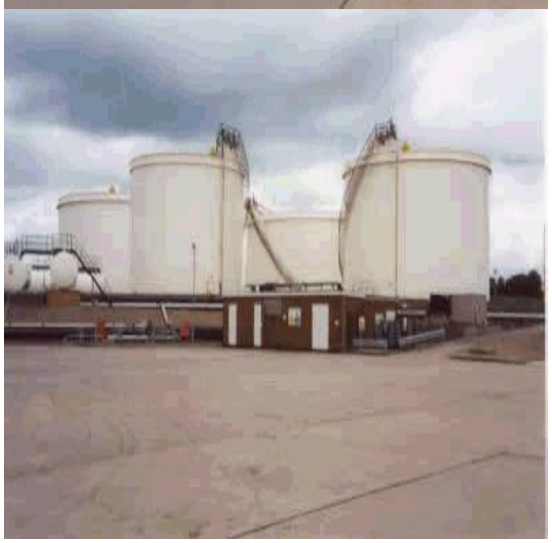


Photo3



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Generic Category	Tanks
CG Code	215A75
Specific	Large vertical
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Floating head
Tech2	80,000m³
Unit size	-
Unit of measurement	m3
ERC	£92
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical tanks found on oil refineries, large chemical works and tank farms are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs – some have fixed roofs, often with an Internal Floating Roof (IFR). This IFR is deemed non-rateable. Others (particularly the largest examples) are fitted with External Floating Roofs (EFRs) – this requires a different design, as such tanks lack the structural stiffness provided where a fixed roof is specified. Consequently, the bodies of these tanks feature additional stiffening in the form of wind girders. In all cases, construction employs pre-formed tank sections laid out on site and erected over a period of days. These tank sections have usually been treated (painted) with the tank manufacturer's rust-inhibiting coating. It is assumed that these tanks are located on sites where crude oil, refined petrochemical products and/or aggressive materials are common. More modern tanks may have internal paint coats to prevent such aggressive oils and chemicals from attacking the mild steel plate protection from attack of this nature should be costed using the 215X series. All steel base plates on erected tanks are assumed to be painted with a primer to prevent initial rusting. Costs under 215A series assume the tank has been painted to refinery tank standards. The assumption is that the tanks on refineries and petrochemical works are subject to a 10-year maintenance cycle and the allowance scales for tanks reflects this type of regime. The tanks are assumed to be painted with a product that will last a maintenance period (average 10 years) and the costs reflect this type of paint specification. Foundations under the tanks base plate are bit-sand foundations (see 215J series). The bit-sand base usually sits on an oversite concrete base. Foundations should be costed separately. Where no details of foundations are available, 10% of the cost of the tank sitting on the foundations in question should be adopted as an additional line in the valuation.
Referencing details	1. External diameter of tank. 2. External height of tank. 3. Material tank is of which the tank is constructed and method of construction (welded or bolted plates). 4. Painting. 5. Any other known features - internally lined et cetera. 6. Fixed roof (with if without IFR) or External Floating Roof (EFR). 7. Age of construction and refurbishment date.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Usually Class 4, Table 4 – however, tanks may be found in duties covered by both Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards; List of Accessories 2 and Class 1 List of Accessories 1and 2.
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Tank farm photo. Photo 2 - Mixed use storage tanks.
Photo notes	-

Photo1

Photo2

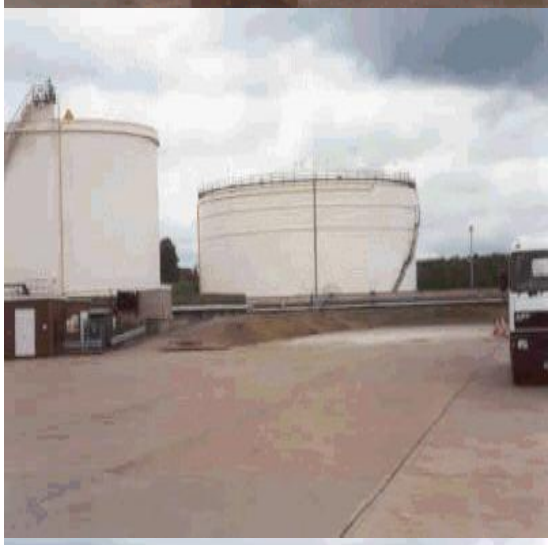
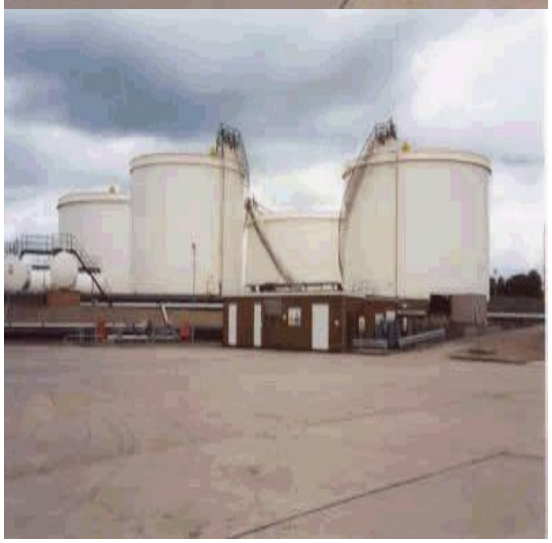


Photo3



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Generic Category	Tanks
CG Code	215A81
Specific	Large vertical
Descriptive	Refinery and Chemical works
Tech1	Fixed head
Tech2	25000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£90
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Large Vertical Cylindrical - Refinery or Large Petro chemical works floating head tanks found on refineries or large chemical works are generally all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Pre- formed tank sections are laid out on site and erected over a period of days. The tank sections have usually been treated (painted) with tank manufacturers rust prohibited coat. It is assumed that these tanks are located on Petrol Refineries and Petrochemical Works where crude, semi crude and aggressive materials are common. Unlike tanks on commercial tank farms where specific materials are stored and the tank is designed accordingly, many of the Refinery / Chemical type tanks have, over a period of time, stored a variety of products, some aggressive, resulting in a more rapid deterioration of the tank. The allowance scales (see Guidance Notes) reflect this worse case scenario. The tanks are of basic construction having capacities of up to 120,000 cu. m. (100,000 cubic metres = approx. 22 million UK gallons). In the assumed locations these tanks are used mainly for bulk storage of crude petroleum, semi processed petroleum products and by-products. Few tanks of this size have been erected in the UK since 2000. The tankage on such hereditaments contains petrochemical products, which in the main are crude, or part processed, although some tanks will contain processed products, which are waiting for distribution. Generally the products contained within such tankage is, due partly to its water content and chemical composition, aggressive and variable in its quality, thus causing problems due to chemical reactions in respect of internal corrosion. Most tanks in this size band are floating head tanks especially where there are large volumes of volatile gases present. Many of the pre 1980 tanks were very basic in design and the materials used were the lower end of the regulatory standard. Therefore the result of storing this type of product is a shorter tank life and a more demanding maintenance programme. (See allowance scales).
Referencing details	1. Diameter of tank. 2. Height of tank. 3. Material tank is made out of and whether welded or bolted plates. 4. Painting. 5. Any other known features - internally lined etc. 6. Fixed or Floating Head. 7. Age.

Cost information notes	These costs include external painting. Costs do not include for bitsand foundations, concrete and/or concrete - pile foundations, heating coils, insulation (rock wool), linings (butyl), structural stairways, catwalks, between tank walkways, etc. Further additions: - It is assumed that the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series.
rateable element	Class 4, Table 4 Class 2 (d) Draining ; (e) Supplying Water ; (f) Protection from hazards. List of accessories 1 and 2 (v)
non rateable element	If under Class 2, whole if Class 2 provisos applies - other than. If under Class 4 Heating coils, rock wool insulation, paddles. Whole if Class 4 (d)
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 – Tank farm photo. Photo 2 – Mixed use storage tanks.
Photo notes	-

Photo1

Photo2

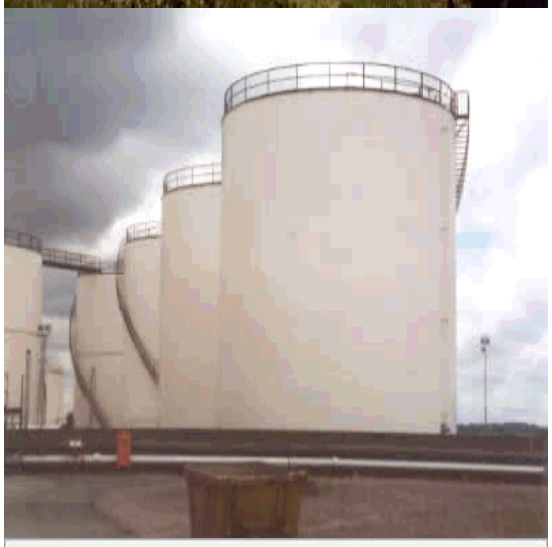

Photo3

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Generic Category	Tanks
CG Code	215X13
Specific	Linings
Descriptive	Aggressive Acids and Chemicals, water > 95°C
Tech1	250m³ - 750m³ tank volume
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£207
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Linings Internal Tanks are all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Usually erected on site with bit sand foundation under base plate. The whole tanks or tank plates come to site blast-cleaned and covered in a holding primer. This prevents re rusting during construction however where heat is used in welding the plates further painting is required. External and Internal linings (painting or physical linings) have to be added to each tank depending on what it is intended to hold, the provision of internal linings are undertaken by specialist paint manufacturers. The costs for EXTERNAL painting are included in the ERC. Adjustments are required if the tank is galvanised. Internal tank coatings are varied depending on the product stored. Cost Information - lining costs are similar for the various products stored in tanks. (i) Crude oil, heavy fuel, potable water, cold water, sewage water, beverages - milk and food products although having different (ii) Animal and vegetable oils, petrol and petroleum by-products Benzenes and light oils) (aliphatic and aromatic hydrocarbons) require slightly more costly linings. (iii) Aggressive acids, (vinegar) abrasive chemicals and hot water over 95°C require specialised epoxy resin primers and flaked glass in polyester to resist corrosion. (iv) Abrasive chemicals and aggressive chemicals (hydrochloric acid) require soft natural rubber, butyl soft rubber or hard ebonite to resist the product damaging the tank.
Referencing details	Needs internal volume of tank in m3 and operating temperature as well as nature of contents which will determine the type of lining
Cost information notes	Costs assume that the occupier has several tanks that require painting and takes account of the contractor on costs in planning and providing site services to the painting contractor. Where there is clearly a mixture of tank uses, as on a commercial tank farm variations in tank internal painting should be reflected. Costs do not include for bits and foundations, concrete/pile foundations, heating coils, insulation (rock wool), ladders, catwalks etc. These costs assume the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series
rateable element	Tanks: Class 4, Table 4 Class 4(b) Integral part of the tank structure
non rateable element	-

Adjusted Plant and Machinery	Foundations, catwalks, bunds. Deep piles. Fire protection equipment.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Fibre Glass quilt being fitted to the inside of a welded steel vertical storage tank.
Photo notes	-
Photo1	

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215X14
Specific	Linings
Descriptive	Aggressive Acids and Chemicals, water > 95°C
Tech1	751m³ - 2,750m³ tank volume
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£137
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Linings Internal Tanks are all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Usually erected on site with bit sand foundation under base plate. The whole tanks or tank plates come to site blast-cleaned and covered in a holding primer. This prevents re rusting during construction however where heat is used in welding the plates further painting is required. External and Internal linings (painting or physical linings) have to be added to each tank depending on what it is intended to hold, the provision of internal linings are undertaken by specialist paint manufacturers. The costs for EXTERNAL painting are included in the ERC. Adjustments are required if the tank is galvanised. Internal tank coatings are varied depending on the product stored. Cost Information - lining costs are similar for the various products stored in tanks. (i) Crude oil, heavy fuel, potable water, cold water, sewage water, beverages - milk and food products although having different (ii) Animal and vegetable oils, petrol and petroleum by-products Benzenes and light oils) (aliphatic and aromatic hydrocarbons) require slightly more costly linings. (iii) Aggressive acids, (vinegar) abrasive chemicals and hot water over 95°C require specialised epoxy resin primers and flaked glass in polyester to resist corrosion. (iv) Abrasive chemicals and aggressive chemicals (hydrochloric acid) require soft natural rubber, butyl soft rubber or hard ebonite to resist the product damaging the tank.
Referencing details	Needs internal volume of tank in m3 and operating temperature as well as nature of contents which will determine the type of lining
Cost information notes	Costs assume that the occupier has several tanks that require painting and takes account of the contractor on costs in planning and providing site services to the painting contractor. Where there is clearly a mixture of tank uses, as on a commercial tank farm variations in tank internal painting should be reflected. Costs do not include for bits and foundations, concrete/pile foundations, heating coils, insulation (rock wool), ladders, catwalks etc. These costs assume the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series
rateable element	Tanks: Class 4, Table 4 Class 4(b) Integral part of the tank structure
non rateable element	-

Adjusted Plant and Machinery	Foundations, catwalks, bunds. Deep piles. Fire protection equipment.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Fibre Glass quilt being fitted to the inside of a welded steel vertical storage tank.
Photo notes	-
Photo1	

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215X15
Specific	Linings
Descriptive	Aggressive Acids and Chemicals, water > 95°C
Tech1	2,751m³ - 7,000m³ tank volume
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£97
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Linings Internal Tanks are all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Usually erected on site with bit sand foundation under base plate. The whole tanks or tank plates come to site blast-cleaned and covered in a holding primer. This prevents re rusting during construction however where heat is used in welding the plates further painting is required. External and Internal linings (painting or physical linings) have to be added to each tank depending on what it is intended to hold, the provision of internal linings are undertaken by specialist paint manufacturers. The costs for EXTERNAL painting are included in the ERC. Adjustments are required if the tank is galvanised. Internal tank coatings are varied depending on the product stored. Cost Information - lining costs are similar for the various products stored in tanks. (i) Crude oil, heavy fuel, potable water, cold water, sewage water, beverages - milk and food products although having different (ii) Animal and vegetable oils, petrol and petroleum by-products Benzenes and light oils) (aliphatic and aromatic hydrocarbons) require slightly more costly linings. (iii) Aggressive acids, (vinegar) abrasive chemicals and hot water over 95°C require specialised epoxy resin primers and flaked glass in polyester to resist corrosion. (iv) Abrasive chemicals and aggressive chemicals (hydrochloric acid) require soft natural rubber, butyl soft rubber or hard ebonite to resist the product damaging the tank.
Referencing details	Needs internal volume of tank in m3 and operating temperature as well as nature of contents which will determine the type of lining
Cost information notes	Costs assume that the occupier has several tanks that require painting and takes account of the contractor on costs in planning and providing site services to the painting contractor. Where there is clearly a mixture of tank uses, as on a commercial tank farm variations in tank internal painting should be reflected. Costs do not include for bits and foundations, concrete/pile foundations, heating coils, insulation (rock wool), ladders, catwalks etc. These costs assume the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series
rateable element	Tanks: Class 4, Table 4 Class 4(b) Integral part of the tank structure
non rateable element	-

Adjusted Plant and Machinery	Foundations, catwalks, bunds. Deep piles. Fire protection equipment.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Fibre Glass quilt being fitted to the inside of a welded steel vertical storage tank.
Photo notes	-
Photo1	

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215X16
Specific	Linings
Descriptive	Aggressive Acids and Chemicals, water > 95°C
Tech1	7,001m³ - 15,000m³ tank volume
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£70
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Linings Internal Tanks are all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Usually erected on site with bit sand foundation under base plate. The whole tanks or tank plates come to site blast-cleaned and covered in a holding primer. This prevents re rusting during construction however where heat is used in welding the plates further painting is required. External and Internal linings (painting or physical linings) have to be added to each tank depending on what it is intended to hold, the provision of internal linings are undertaken by specialist paint manufacturers. The costs for EXTERNAL painting are included in the ERC. Adjustments are required if the tank is galvanised. Internal tank coatings are varied depending on the product stored. Cost Information - lining costs are similar for the various products stored in tanks. (i) Crude oil, heavy fuel, potable water, cold water, sewage water, beverages - milk and food products although having different (ii) Animal and vegetable oils, petrol and petroleum by-products Benzenes and light oils) (aliphatic and aromatic hydrocarbons) require slightly more costly linings. (iii) Aggressive acids, (vinegar) abrasive chemicals and hot water over 95°C require specialised epoxy resin primers and flaked glass in polyester to resist corrosion. (iv) Abrasive chemicals and aggressive chemicals (hydrochloric acid) require soft natural rubber, butyl soft rubber or hard ebonite to resist the product damaging the tank.
Referencing details	Needs internal volume of tank in m3 and operating temperature as well as nature of contents which will determine the type of lining
Cost information notes	Costs assume that the occupier has several tanks that require painting and takes account of the contractor on costs in planning and providing site services to the painting contractor. Where there is clearly a mixture of tank uses, as on a commercial tank farm variations in tank internal painting should be reflected. Costs do not include for bits and foundations, concrete/pile foundations, heating coils, insulation (rock wool), ladders, catwalks etc. These costs assume the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series
rateable element	Tanks: Class 4, Table 4 Class 4(b) Integral part of the tank structure
non rateable element	-

Adjusted Plant and Machinery	Foundations, catwalks, bunds. Deep piles. Fire protection equipment.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Fibre Glass quilt being fitted to the inside of a welded steel vertical storage tank.
Photo notes	-
Photo1	

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215X17
Specific	Linings
Descriptive	Aggressive Acids and Chemicals, water > 95°C
Tech1	15,001m³ - 70,000m³ tank volume
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£65
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Linings Internal Tanks are all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Usually erected on site with bit sand foundation under base plate. The whole tanks or tank plates come to site blast-cleaned and covered in a holding primer. This prevents re rusting during construction however where heat is used in welding the plates further painting is required. External and Internal linings (painting or physical linings) have to be added to each tank depending on what it is intended to hold, the provision of internal linings are undertaken by specialist paint manufacturers. The costs for EXTERNAL painting are included in the ERC. Adjustments are required if the tank is galvanised. Internal tank coatings are varied depending on the product stored. Cost Information - lining costs are similar for the various products stored in tanks. (i) Crude oil, heavy fuel, potable water, cold water, sewage water, beverages - milk and food products although having different (ii) Animal and vegetable oils, petrol and petroleum by-products Benzenes and light oils) (aliphatic and aromatic hydrocarbons) require slightly more costly linings. (iii) Aggressive acids, (vinegar) abrasive chemicals and hot water over 95°C require specialised epoxy resin primers and flaked glass in polyester to resist corrosion. (iv) Abrasive chemicals and aggressive chemicals (hydrochloric acid) require soft natural rubber, butyl soft rubber or hard ebonite to resist the product damaging the tank.
Referencing details	Needs internal volume of tank in m3 and operating temperature as well as nature of contents which will determine the type of lining
Cost information notes	Costs assume that the occupier has several tanks that require painting and takes account of the contractor on costs in planning and providing site services to the painting contractor. Where there is clearly a mixture of tank uses, as on a commercial tank farm variations in tank internal painting should be reflected. Costs do not include for bits and foundations, concrete/pile foundations, heating coils, insulation (rock wool), ladders, catwalks etc. These costs assume the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series
rateable element	Tanks: Class 4, Table 4 Class 4(b) Integral part of the tank structure
non rateable element	-

Adjusted Plant and Machinery	Foundations, catwalks, bunds. Deep piles. Fire protection equipment.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Fibre Glass quilt being fitted to the inside of a welded steel vertical storage tank.
Photo notes	-
Photo1	

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215X18
Specific	Linings
Descriptive	Aggressive Acids and Chemicals, water > 95°C
Tech1	70,001m³ - 120,000m³ tank volume
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£47
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Linings Internal Tanks are all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Usually erected on site with bit sand foundation under base plate. The whole tanks or tank plates come to site blast-cleaned and covered in a holding primer. This prevents re rusting during construction however where heat is used in welding the plates further painting is required. External and Internal linings (painting or physical linings) have to be added to each tank depending on what it is intended to hold, the provision of internal linings are undertaken by specialist paint manufacturers. The costs for EXTERNAL painting are included in the ERC. Adjustments are required if the tank is galvanised. Internal tank coatings are varied depending on the product stored. Cost Information - lining costs are similar for the various products stored in tanks. (i) Crude oil, heavy fuel, potable water, cold water, sewage water, beverages - milk and food products although having different (ii) Animal and vegetable oils, petrol and petroleum by-products Benzenes and light oils) (aliphatic and aromatic hydrocarbons) require slightly more costly linings. (iii) Aggressive acids, (vinegar) abrasive chemicals and hot water over 95°C require specialised epoxy resin primers and flaked glass in polyester to resist corrosion. (iv) Abrasive chemicals and aggressive chemicals (hydrochloric acid) require soft natural rubber, butyl soft rubber or hard ebonite to resist the product damaging the tank.
Referencing details	Needs internal volume of tank in m3 and operating temperature as well as nature of contents which will determine the type of lining
Cost information notes	Costs assume that the occupier has several tanks that require painting and takes account of the contractor on costs in planning and providing site services to the painting contractor. Where there is clearly a mixture of tank uses, as on a commercial tank farm variations in tank internal painting should be reflected. Costs do not include for bits and foundations, concrete/pile foundations, heating coils, insulation (rock wool), ladders, catwalks etc. These costs assume the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series
rateable element	Tanks: Class 4, Table 4 Class 4(b) Integral part of the tank structure
non rateable element	-

Adjusted Plant and Machinery	Foundations, catwalks, bunds. Deep piles. Fire protection equipment.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Fibre Glass quilt being fitted to the inside of a welded steel vertical storage tank.
Photo notes	-
Photo1	

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215X19
Specific	Linings
Descriptive	Rubber, Butyl or hard Ebony
Tech1	Very aggressive products
Tech2	250m³ - 750m³ tank volume
Unit size	-
Unit of measurement	m3
ERC	£197
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Linings Internal Tanks are all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Usually erected on site with bit sand foundation under base plate. The whole tanks or tank plates come to site blast-cleaned and covered in a holding primer. This prevents re rusting during construction however where heat is used in welding the plates further painting is required. External and Internal linings (painting or physical linings) have to be added to each tank depending on what it is intended to hold, the provision of internal linings are undertaken by specialist paint manufacturers. The costs for EXTERNAL painting are included in the ERC. Adjustments are required if the tank is galvanised. Internal tank coatings are varied depending on the product stored. Cost Information - lining costs are similar for the various products stored in tanks. (i) Crude oil, heavy fuel, potable water, cold water, sewage water, beverages - milk and food products although having different (ii) Animal and vegetable oils, petrol and petroleum by-products Benzenes and light oils) (aliphatic and aromatic hydrocarbons) require slightly more costly linings. (iii) Aggressive acids, (vinegar) abrasive chemicals and hot water over 95°C require specialised epoxy resin primers and flaked glass in polyester to resist corrosion. (iv) Abrasive chemicals and aggressive chemicals (hydrochloric acid) require soft natural rubber, butyl soft rubber or hard ebonite to resist the product damaging the tank.
Referencing details	Needs internal volume of tank in m3 and operating temperature as well as nature of contents which will determine the type of lining.
Cost information notes	Costs assume that the occupier has several tanks that require painting and takes account of the contractor on costs in planning and providing site services to the painting contractor. Where there is clearly a mixture of tank uses, as on a commercial tank farm variations in tank internal painting should be reflected. Costs do not include for bits and foundations, concrete/pile foundations, heating coils, insulation (rock wool), ladders, catwalks etc. These costs assume the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series
rateable element	Tanks: Class 4, Table 4 Class 4(b) Integral part of the tank structure
non rateable element	-

Adjusted Plant and Machinery	Foundations, catwalks, bunds. Deep piles. Fire protection equipment.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215X20
Specific	Linings
Descriptive	Rubber, Butyl or hard Ebony
Tech1	Very aggressive products
Tech2	751m³ - 2,750m³ tank volume
Unit size	-
Unit of measurement	m3
ERC	£132
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Linings Internal Tanks are all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Usually erected on site with bit sand foundation under base plate. The whole tanks or tank plates come to site blast-cleaned and covered in a holding primer. This prevents re rusting during construction however where heat is used in welding the plates further painting is required. External and Internal linings (painting or physical linings) have to be added to each tank depending on what it is intended to hold, the provision of internal linings are undertaken by specialist paint manufacturers. The costs for EXTERNAL painting are included in the ERC. Adjustments are required if the tank is galvanised. Internal tank coatings are varied depending on the product stored. Cost Information - lining costs are similar for the various products stored in tanks. (i) Crude oil, heavy fuel, potable water, cold water, sewage water, beverages - milk and food products although having different (ii) Animal and vegetable oils, petrol and petroleum by-products Benzenes and light oils) (aliphatic and aromatic hydrocarbons) require slightly more costly linings. (iii) Aggressive acids, (vinegar) abrasive chemicals and hot water over 95°C require specialised epoxy resin primers and flaked glass in polyester to resist corrosion. (iv) Abrasive chemicals and aggressive chemicals (hydrochloric acid) require soft natural rubber, butyl soft rubber or hard ebonite to resist the product damaging the tank.
Referencing details	Needs internal volume of tank in m3 and operating temperature as well as nature of contents which will determine the type of lining.
Cost information notes	Costs assume that the occupier has several tanks that require painting and takes account of the contractor on costs in planning and providing site services to the painting contractor. Where there is clearly a mixture of tank uses, as on a commercial tank farm variations in tank internal painting should be reflected. Costs do not include for bits and foundations, concrete/pile foundations, heating coils, insulation (rock wool), ladders, catwalks etc. These costs assume the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series
rateable element	Tanks: Class 4, Table 4 Class 4(b) Integral part of the tank structure
non rateable element	-

Adjusted Plant and Machinery	Foundations, catwalks, bunds. Deep piles. Fire protection equipment.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215X21
Specific	Linings
Descriptive	Rubber, Butyl or hard Ebony
Tech1	Very aggressive products
Tech2	2,751m³ - 7,000m³ tank volume
Unit size	-
Unit of measurement	m3
ERC	£95
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Linings Internal Tanks are all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Usually erected on site with bit sand foundation under base plate. The whole tanks or tank plates come to site blast-cleaned and covered in a holding primer. This prevents re rusting during construction however where heat is used in welding the plates further painting is required. External and Internal linings (painting or physical linings) have to be added to each tank depending on what it is intended to hold, the provision of internal linings are undertaken by specialist paint manufacturers. The costs for EXTERNAL painting are included in the ERC. Adjustments are required if the tank is galvanised. Internal tank coatings are varied depending on the product stored. Cost Information - lining costs are similar for the various products stored in tanks. (i) Crude oil, heavy fuel, potable water, cold water, sewage water, beverages - milk and food products although having different (ii) Animal and vegetable oils, petrol and petroleum by-products Benzenes and light oils) (aliphatic and aromatic hydrocarbons) require slightly more costly linings. (iii) Aggressive acids, (vinegar) abrasive chemicals and hot water over 95°C require specialised epoxy resin primers and flaked glass in polyester to resist corrosion. (iv) Abrasive chemicals and aggressive chemicals (hydrochloric acid) require soft natural rubber, butyl soft rubber or hard ebonite to resist the product damaging the tank.
Referencing details	Needs internal volume of tank in m3 and operating temperature as well as nature of contents which will determine the type of lining.
Cost information notes	Costs assume that the occupier has several tanks that require painting and takes account of the contractor on costs in planning and providing site services to the painting contractor. Where there is clearly a mixture of tank uses, as on a commercial tank farm variations in tank internal painting should be reflected. Costs do not include for bits and foundations, concrete/pile foundations, heating coils, insulation (rock wool), ladders, catwalks etc. These costs assume the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series
rateable element	Tanks: Class 4, Table 4 Class 4(b) Integral part of the tank structure
non rateable element	-

Adjusted Plant and Machinery	Foundations, catwalks, bunds. Deep piles. Fire protection equipment.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215X22
Specific	Linings
Descriptive	Rubber, Butyl or hard Ebony
Tech1	Very aggressive products
Tech2	7,001m³ - 15,000m³ tank volume
Unit size	-
Unit of measurement	m3
ERC	£70
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Linings Internal Tanks are all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Usually erected on site with bit sand foundation under base plate. The whole tanks or tank plates come to site blast-cleaned and covered in a holding primer. This prevents re rusting during construction however where heat is used in welding the plates further painting is required. External and Internal linings (painting or physical linings) have to be added to each tank depending on what it is intended to hold, the provision of internal linings are undertaken by specialist paint manufacturers. The costs for EXTERNAL painting are included in the ERC. Adjustments are required if the tank is galvanised. Internal tank coatings are varied depending on the product stored. Cost Information - lining costs are similar for the various products stored in tanks. (i) Crude oil, heavy fuel, potable water, cold water, sewage water, beverages - milk and food products although having different (ii) Animal and vegetable oils, petrol and petroleum by-products Benzenes and light oils) (aliphatic and aromatic hydrocarbons) require slightly more costly linings. (iii) Aggressive acids, (vinegar) abrasive chemicals and hot water over 95°C require specialised epoxy resin primers and flaked glass in polyester to resist corrosion. (iv) Abrasive chemicals and aggressive chemicals (hydrochloric acid) require soft natural rubber, butyl soft rubber or hard ebonite to resist the product damaging the tank.
Referencing details	Needs internal volume of tank in m3 and operating temperature as well as nature of contents which will determine the type of lining.
Cost information notes	Costs assume that the occupier has several tanks that require painting and takes account of the contractor on costs in planning and providing site services to the painting contractor. Where there is clearly a mixture of tank uses, as on a commercial tank farm variations in tank internal painting should be reflected. Costs do not include for bits and foundations, concrete/pile foundations, heating coils, insulation (rock wool), ladders, catwalks etc. These costs assume the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series
rateable element	Tanks: Class 4, Table 4 Class 4(b) Integral part of the tank structure
non rateable element	-

Adjusted Plant and Machinery	Foundations, catwalks, bunds. Deep piles. Fire protection equipment.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215X23
Specific	Linings
Descriptive	Rubber, Butyl or hard Ebony
Tech1	Very aggressive products
Tech2	15,001m³ - 70,000m³ tank volume
Unit size	-
Unit of measurement	m3
ERC	£62
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Linings Internal Tanks are all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Usually erected on site with bit sand foundation under base plate. The whole tanks or tank plates come to site blast-cleaned and covered in a holding primer. This prevents re rusting during construction however where heat is used in welding the plates further painting is required. External and Internal linings (painting or physical linings) have to be added to each tank depending on what it is intended to hold, the provision of internal linings are undertaken by specialist paint manufacturers. The costs for EXTERNAL painting are included in the ERC. Adjustments are required if the tank is galvanised. Internal tank coatings are varied depending on the product stored. Cost Information - lining costs are similar for the various products stored in tanks. (i) Crude oil, heavy fuel, potable water, cold water, sewage water, beverages - milk and food products although having different (ii) Animal and vegetable oils, petrol and petroleum by-products Benzenes and light oils) (aliphatic and aromatic hydrocarbons) require slightly more costly linings. (iii) Aggressive acids, (vinegar) abrasive chemicals and hot water over 95°C require specialised epoxy resin primers and flaked glass in polyester to resist corrosion. (iv) Abrasive chemicals and aggressive chemicals (hydrochloric acid) require soft natural rubber, butyl soft rubber or hard ebonite to resist the product damaging the tank.
Referencing details	Needs internal volume of tank in m3 and operating temperature as well as nature of contents which will determine the type of lining.
Cost information notes	Costs assume that the occupier has several tanks that require painting and takes account of the contractor on costs in planning and providing site services to the painting contractor. Where there is clearly a mixture of tank uses, as on a commercial tank farm variations in tank internal painting should be reflected. Costs do not include for bits and foundations, concrete/pile foundations, heating coils, insulation (rock wool), ladders, catwalks etc. These costs assume the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series
rateable element	Tanks: Class 4, Table 4 Class 4(b) Integral part of the tank structure
non rateable element	-

Adjusted Plant and Machinery	Foundations, catwalks, bunds. Deep piles. Fire protection equipment.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215X24
Specific	Linings
Descriptive	Rubber, Butyl or hard Ebony
Tech1	Very aggressive products
Tech2	70,001m³ - 120,000m³ tank volume
Unit size	-
Unit of measurement	m3
ERC	£45
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Linings Internal Tanks are all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Usually erected on site with bit sand foundation under base plate. The whole tanks or tank plates come to site blast-cleaned and covered in a holding primer. This prevents re rusting during construction however where heat is used in welding the plates further painting is required. External and Internal linings (painting or physical linings) have to be added to each tank depending on what it is intended to hold, the provision of internal linings are undertaken by specialist paint manufacturers. The costs for EXTERNAL painting are included in the ERC. Adjustments are required if the tank is galvanised. Internal tank coatings are varied depending on the product stored. Cost Information - lining costs are similar for the various products stored in tanks. (i) Crude oil, heavy fuel, potable water, cold water, sewage water, beverages - milk and food products although having different (ii) Animal and vegetable oils, petrol and petroleum by-products Benzenes and light oils) (aliphatic and aromatic hydrocarbons) require slightly more costly linings. (iii) Aggressive acids, (vinegar) abrasive chemicals and hot water over 95°C require specialised epoxy resin primers and flaked glass in polyester to resist corrosion. (iv) Abrasive chemicals and aggressive chemicals (hydrochloric acid) require soft natural rubber, butyl soft rubber or hard ebonite to resist the product damaging the tank.
Referencing details	Needs internal volume of tank in m3 and operating temperature as well as nature of contents which will determine the type of lining.
Cost information notes	Costs assume that the occupier has several tanks that require painting and takes account of the contractor on costs in planning and providing site services to the painting contractor. Where there is clearly a mixture of tank uses, as on a commercial tank farm variations in tank internal painting should be reflected. Costs do not include for bits and foundations, concrete/pile foundations, heating coils, insulation (rock wool), ladders, catwalks etc. These costs assume the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting costs see 215X series
rateable element	Tanks: Class 4, Table 4 Class 4(b) Integral part of the tank structure
non rateable element	-

Adjusted Plant and Machinery	Foundations, catwalks, bunds. Deep piles. Fire protection equipment.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215X01
Specific	Linings
Descriptive	Painted Linings to Steel Tanks
Tech1	Crude Oil, Water, and Sewage
Tech2	250m³ - 750m³ tank volume
Unit size	-
Unit of measurement	m3
ERC	£70
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Linings Internal Tanks are all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Usually erected on site with bit sand foundation under base plate. The whole tanks or tank plates come to site blast-cleaned and covered in a holding primer. This prevents re rusting during construction however where heat is used in welding the plates further painting is required. External and Internal linings (painting or physical linings) have to be added to each tank depending on what it is intended to hold, the provision of internal linings are undertaken by specialist paint manufacturers. The costs for EXTERNAL painting are included in the ERC. Adjustments are required if the tank is galvanised. Internal tank coatings are varied depending on the product stored. Cost Information - lining costs are similar for the various products stored in tanks. (i) Crude oil, heavy fuel, potable water, cold water, sewage water, beverages - milk and food products although having different (ii) Animal and vegetable oils, petrol and petroleum by-products Benzenes and light oils) (aliphatic and aromatic hydrocarbons) require slightly more costly linings. (iii) Aggressive acids, (vinegar) abrasive chemicals and hot water over 95°C require specialised epoxy resin primers and flaked glass in polyester to resist corrosion. (iv) Abrasive chemicals and aggressive chemicals (hydrochloric acid) require soft natural rubber, butyl soft rubber or hard ebonite to resist the product damaging the tank.
Referencing details	Needs internal volume of tank in m3 and operating temperature as well as nature of contents which will determine the type of lining
Cost information notes	Costs assume that the occupier has several tanks that require painting and takes account of the contractor on costs in planning and providing site services to the painting contractor. Where there is clearly a mixture of tank uses, as on a commercial tank farm variations in tank internal painting should be reflected.
rateable element	Tanks: Class 4, Table 4 Class 4(b) Integral part of the tank structure
non rateable element	-
Adjusted Plant and Machinery	Foundations, catwalks, bunds. Deep piles. Fire protection equipment.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (rock wool), ladder
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Tanks
CG Code	215X02
Specific	Linings
Descriptive	Painted Linings to Steel Tanks
Tech1	Crude Oil, Water, and Sewage
Tech2	751m³ - 2,750m³ tank volume
Unit size	-
Unit of measurement	m3
ERC	£47
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Linings Internal Tanks are all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Usually erected on site with bit sand foundation under base plate. The whole tanks or tank plates come to site blast-cleaned and covered in a holding primer. This prevents re rusting during construction however where heat is used in welding the plates further painting is required. External and Internal linings (painting or physical linings) have to be added to each tank depending on what it is intended to hold, the provision of internal linings are undertaken by specialist paint manufacturers. The costs for EXTERNAL painting are included in the ERC. Adjustments are required if the tank is galvanised. Internal tank coatings are varied depending on the product stored. Cost Information - lining costs are similar for the various products stored in tanks. (i) Crude oil, heavy fuel, potable water, cold water, sewage water, beverages - milk and food products although having different (ii) Animal and vegetable oils, petrol and petroleum by-products Benzenes and light oils) (aliphatic and aromatic hydrocarbons) require slightly more costly linings. (iii) Aggressive acids, (vinegar) abrasive chemicals and hot water over 95°C require specialised epoxy resin primers and flaked glass in polyester to resist corrosion. (iv) Abrasive chemicals and aggressive chemicals (hydrochloric acid) require soft natural rubber, butyl soft rubber or hard ebonite to resist the product damaging the tank.
Referencing details	Needs internal volume of tank in m3 and operating temperature as well as nature of contents which will determine the type of lining
Cost information notes	Costs assume that the occupier has several tanks that require painting and takes account of the contractor on costs in planning and providing site services to the painting contractor. Where there is clearly a mixture of tank uses, as on a commercial tank farm variations in tank internal painting should be reflected.
rateable element	Tanks: Class 4, Table 4 Class 4(b) Integral part of the tank structure
non rateable element	-
Adjusted Plant and Machinery	Foundations, catwalks, bunds. Deep piles. Fire protection equipment.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (rock wool), ladder
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Tanks
CG Code	215X03
Specific	Linings
Descriptive	Painted Linings to Steel Tanks
Tech1	Crude Oil, Water, and Sewage
Tech2	2,751m³ - 7,000m³ tank volume
Unit size	-
Unit of measurement	m3
ERC	£33
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Linings Internal Tanks are all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Usually erected on site with bit sand foundation under base plate. The whole tanks or tank plates come to site blast-cleaned and covered in a holding primer. This prevents re rusting during construction however where heat is used in welding the plates further painting is required. External and Internal linings (painting or physical linings) have to be added to each tank depending on what it is intended to hold, the provision of internal linings are undertaken by specialist paint manufacturers. The costs for EXTERNAL painting are included in the ERC. Adjustments are required if the tank is galvanised. Internal tank coatings are varied depending on the product stored. Cost Information - lining costs are similar for the various products stored in tanks. (i) Crude oil, heavy fuel, potable water, cold water, sewage water, beverages - milk and food products although having different (ii) Animal and vegetable oils, petrol and petroleum by-products Benzenes and light oils) (aliphatic and aromatic hydrocarbons) require slightly more costly linings. (iii) Aggressive acids, (vinegar) abrasive chemicals and hot water over 95°C require specialised epoxy resin primers and flaked glass in polyester to resist corrosion. (iv) Abrasive chemicals and aggressive chemicals (hydrochloric acid) require soft natural rubber, butyl soft rubber or hard ebonite to resist the product damaging the tank.
Referencing details	Needs internal volume of tank in m3 and operating temperature as well as nature of contents which will determine the type of lining
Cost information notes	Costs assume that the occupier has several tanks that require painting and takes account of the contractor on costs in planning and providing site services to the painting contractor. Where there is clearly a mixture of tank uses, as on a commercial tank farm variations in tank internal painting should be reflected.
rateable element	Tanks: Class 4, Table 4 Class 4(b) Integral part of the tank structure
non rateable element	-
Adjusted Plant and Machinery	Foundations, catwalks, bunds. Deep piles. Fire protection equipment.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (rock wool), ladder
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Tanks
CG Code	215X04
Specific	Linings
Descriptive	Painted Linings to Steel Tanks
Tech1	Crude Oil, Water, and Sewage
Tech2	7,001m³ - 15,000m³ tank volume
Unit size	-
Unit of measurement	m3
ERC	£26
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Linings Internal Tanks are all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Usually erected on site with bit sand foundation under base plate. The whole tanks or tank plates come to site blast-cleaned and covered in a holding primer. This prevents re rusting during construction however where heat is used in welding the plates further painting is required. External and Internal linings (painting or physical linings) have to be added to each tank depending on what it is intended to hold, the provision of internal linings are undertaken by specialist paint manufacturers. The costs for EXTERNAL painting are included in the ERC. Adjustments are required if the tank is galvanised. Internal tank coatings are varied depending on the product stored. Cost Information - lining costs are similar for the various products stored in tanks. (i) Crude oil, heavy fuel, potable water, cold water, sewage water, beverages - milk and food products although having different (ii) Animal and vegetable oils, petrol and petroleum by-products Benzenes and light oils) (aliphatic and aromatic hydrocarbons) require slightly more costly linings. (iii) Aggressive acids, (vinegar) abrasive chemicals and hot water over 95°C require specialised epoxy resin primers and flaked glass in polyester to resist corrosion. (iv) Abrasive chemicals and aggressive chemicals (hydrochloric acid) require soft natural rubber, butyl soft rubber or hard ebonite to resist the product damaging the tank.
Referencing details	Needs internal volume of tank in m3 and operating temperature as well as nature of contents which will determine the type of lining
Cost information notes	Costs assume that the occupier has several tanks that require painting and takes account of the contractor on costs in planning and providing site services to the painting contractor. Where there is clearly a mixture of tank uses, as on a commercial tank farm variations in tank internal painting should be reflected.
rateable element	Tanks: Class 4, Table 4 Class 4(b) Integral part of the tank structure
non rateable element	-
Adjusted Plant and Machinery	Foundations, catwalks, bunds. Deep piles. Fire protection equipment.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (rock wool), ladder
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Tanks
CG Code	215X05
Specific	Linings
Descriptive	Painted Linings to Steel Tanks
Tech1	Crude Oil, Water, and Sewage
Tech2	15,001m³ - 70,000m³ tank volume
Unit size	-
Unit of measurement	m3
ERC	£21
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Linings Internal Tanks are all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Usually erected on site with bit sand foundation under base plate. The whole tanks or tank plates come to site blast-cleaned and covered in a holding primer. This prevents re rusting during construction however where heat is used in welding the plates further painting is required. External and Internal linings (painting or physical linings) have to be added to each tank depending on what it is intended to hold, the provision of internal linings are undertaken by specialist paint manufacturers. The costs for EXTERNAL painting are included in the ERC. Adjustments are required if the tank is galvanised. Internal tank coatings are varied depending on the product stored. Cost Information - lining costs are similar for the various products stored in tanks. (i) Crude oil, heavy fuel, potable water, cold water, sewage water, beverages - milk and food products although having different (ii) Animal and vegetable oils, petrol and petroleum by-products Benzenes and light oils) (aliphatic and aromatic hydrocarbons) require slightly more costly linings. (iii) Aggressive acids, (vinegar) abrasive chemicals and hot water over 95°C require specialised epoxy resin primers and flaked glass in polyester to resist corrosion. (iv) Abrasive chemicals and aggressive chemicals (hydrochloric acid) require soft natural rubber, butyl soft rubber or hard ebonite to resist the product damaging the tank.
Referencing details	Needs internal volume of tank in m3 and operating temperature as well as nature of contents which will determine the type of lining
Cost information notes	Costs assume that the occupier has several tanks that require painting and takes account of the contractor on costs in planning and providing site services to the painting contractor. Where there is clearly a mixture of tank uses, as on a commercial tank farm variations in tank internal painting should be reflected.
rateable element	Tanks: Class 4, Table 4 Class 4(b) Integral part of the tank structure
non rateable element	-
Adjusted Plant and Machinery	Foundations, catwalks, bunds. Deep piles. Fire protection equipment.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (rock wool), ladder
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Tanks
CG Code	215X06
Specific	Linings
Descriptive	Painted Linings to Steel Tanks
Tech1	Crude Oil, Water, and Sewage
Tech2	70,001m³ - 120,000m³ tank volume
Unit size	-
Unit of measurement	m3
ERC	£16
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Linings Internal Tanks are all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Usually erected on site with bit sand foundation under base plate. The whole tanks or tank plates come to site blast-cleaned and covered in a holding primer. This prevents re rusting during construction however where heat is used in welding the plates further painting is required. External and Internal linings (painting or physical linings) have to be added to each tank depending on what it is intended to hold, the provision of internal linings are undertaken by specialist paint manufacturers. The costs for EXTERNAL painting are included in the ERC. Adjustments are required if the tank is galvanised. Internal tank coatings are varied depending on the product stored. Cost Information - lining costs are similar for the various products stored in tanks. (i) Crude oil, heavy fuel, potable water, cold water, sewage water, beverages - milk and food products although having different (ii) Animal and vegetable oils, petrol and petroleum by-products Benzenes and light oils) (aliphatic and aromatic hydrocarbons) require slightly more costly linings. (iii) Aggressive acids, (vinegar) abrasive chemicals and hot water over 95°C require specialised epoxy resin primers and flaked glass in polyester to resist corrosion. (iv) Abrasive chemicals and aggressive chemicals (hydrochloric acid) require soft natural rubber, butyl soft rubber or hard ebonite to resist the product damaging the tank.
Referencing details	Needs internal volume of tank in m3 and operating temperature as well as nature of contents which will determine the type of lining
Cost information notes	Costs assume that the occupier has several tanks that require painting and takes account of the contractor on costs in planning and providing site services to the painting contractor. Where there is clearly a mixture of tank uses, as on a commercial tank farm variations in tank internal painting should be reflected.
rateable element	Tanks: Class 4, Table 4 Class 4(b) Integral part of the tank structure
non rateable element	-
Adjusted Plant and Machinery	Foundations, catwalks, bunds. Deep piles. Fire protection equipment.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (rock wool), ladder
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Tanks
CG Code	215X07
Specific	Linings
Descriptive	Painted Linings to Steel Tanks
Tech1	Petrol - petroleum products, veg oils
Tech2	250m³ - 750m³ tank volume
Unit size	-
Unit of measurement	m3
ERC	£75
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Linings Internal Tanks are all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Usually erected on site with bit sand foundation under base plate. The whole tanks or tank plates come to site blast-cleaned and covered in a holding primer. This prevents re rusting during construction however where heat is used in welding the plates further painting is required. Internal tank coatings are varied depending on the product stored. Costs assume that the occupier has several tanks that require painting and takes account of the contractor on costs in planning and providing site services to the painting contractor. Where there is clearly a mixture of tank uses, as on a commercial tank farm variations in tank internal painting should be reflected.
Referencing details	calculate the Gross Internal Volume of the tank= m3
Cost information notes	(i) Crude oil, heavy fuel, potable water, cold water, sewage water, beverages - milk and food products although having different (ii) Animal and vegetable oils, petrol and petroleum by-products Benzenes and light oils) (aliphatic and aromatic hydrocarbons) require slightly more costly linings. (iii) Aggressive acids, (vinegar) abrasive chemicals and hot water over 95°C require specialised epoxy resin primers and flaked glass in polyester to resist corrosion. (iv) Abrasive chemicals and aggressive chemicals (hydrochloric acid) require soft natural rubber, butyl soft rubber or hard ebonite to resist the product damaging the tank. Costs do not include for bits and foundations, concrete/pile foundations, heating coils, insulation (rock wool), ladders, catwalks etc. These costs assume the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting see 215X series
rateable element	Tanks: Class 4, Table 4 Class 4(b) Integral part of the tank structure
non rateable element	-
Adjusted Plant and Machinery	Tanks
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Tanks
CG Code	215X08
Specific	Linings
Descriptive	Painted Linings to Steel Tanks
Tech1	Petrol - petroleum products, veg oils
Tech2	751m³ - 2,750m³ tank volume
Unit size	-
Unit of measurement	m3
ERC	£48
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Linings Internal Tanks are all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Usually erected on site with bit sand foundation under base plate. The whole tanks or tank plates come to site blast-cleaned and covered in a holding primer. This prevents re rusting during construction however where heat is used in welding the plates further painting is required. Internal tank coatings are varied depending on the product stored. Costs assume that the occupier has several tanks that require painting and takes account of the contractor on costs in planning and providing site services to the painting contractor. Where there is clearly a mixture of tank uses, as on a commercial tank farm variations in tank internal painting should be reflected.
Referencing details	calculate the Gross Internal Volume of the tank= m3
Cost information notes	(i) Crude oil, heavy fuel, potable water, cold water, sewage water, beverages - milk and food products although having different (ii) Animal and vegetable oils, petrol and petroleum by-products Benzenes and light oils) (aliphatic and aromatic hydrocarbons) require slightly more costly linings. (iii) Aggressive acids, (vinegar) abrasive chemicals and hot water over 95°C require specialised epoxy resin primers and flaked glass in polyester to resist corrosion. (iv) Abrasive chemicals and aggressive chemicals (hydrochloric acid) require soft natural rubber, butyl soft rubber or hard ebonite to resist the product damaging the tank. Costs do not include for bits and foundations, concrete/pile foundations, heating coils, insulation (rock wool), ladders, catwalks etc. These costs assume the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting see 215X series
rateable element	Tanks: Class 4, Table 4 Class 4(b) Integral part of the tank structure
non rateable element	-
Adjusted Plant and Machinery	Tanks
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Tanks
CG Code	215X09
Specific	Linings
Descriptive	Painted Linings to Steel Tanks
Tech1	Petrol - petroleum products, veg oils
Tech2	2,751m³ - 7,000m³ tank volume
Unit size	-
Unit of measurement	m3
ERC	£36
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Linings Internal Tanks are all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Usually erected on site with bit sand foundation under base plate. The whole tanks or tank plates come to site blast-cleaned and covered in a holding primer. This prevents re rusting during construction however where heat is used in welding the plates further painting is required. Internal tank coatings are varied depending on the product stored. Costs assume that the occupier has several tanks that require painting and takes account of the contractor on costs in planning and providing site services to the painting contractor. Where there is clearly a mixture of tank uses, as on a commercial tank farm variations in tank internal painting should be reflected.
Referencing details	calculate the Gross Internal Volume of the tank= m3
Cost information notes	(i) Crude oil, heavy fuel, potable water, cold water, sewage water, beverages - milk and food products although having different (ii) Animal and vegetable oils, petrol and petroleum by-products Benzenes and light oils) (aliphatic and aromatic hydrocarbons) require slightly more costly linings. (iii) Aggressive acids, (vinegar) abrasive chemicals and hot water over 95°C require specialised epoxy resin primers and flaked glass in polyester to resist corrosion. (iv) Abrasive chemicals and aggressive chemicals (hydrochloric acid) require soft natural rubber, butyl soft rubber or hard ebonite to resist the product damaging the tank. Costs do not include for bits and foundations, concrete/pile foundations, heating coils, insulation (rock wool), ladders, catwalks etc. These costs assume the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting see 215X series
rateable element	Tanks: Class 4, Table 4 Class 4(b) Integral part of the tank structure
non rateable element	-
Adjusted Plant and Machinery	Tanks
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Tanks
CG Code	215X10
Specific	Linings
Descriptive	Painted Linings to Steel Tanks
Tech1	Petrol - petroleum products, veg oils
Tech2	7,001m³ - 15,000m³ tank volume
Unit size	-
Unit of measurement	m3
ERC	£26
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Linings Internal Tanks are all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Usually erected on site with bit sand foundation under base plate. The whole tanks or tank plates come to site blast-cleaned and covered in a holding primer. This prevents re rusting during construction however where heat is used in welding the plates further painting is required. Internal tank coatings are varied depending on the product stored. Costs assume that the occupier has several tanks that require painting and takes account of the contractor on costs in planning and providing site services to the painting contractor. Where there is clearly a mixture of tank uses, as on a commercial tank farm variations in tank internal painting should be reflected.
Referencing details	calculate the Gross Internal Volume of the tank= m3
Cost information notes	(i) Crude oil, heavy fuel, potable water, cold water, sewage water, beverages - milk and food products although having different (ii) Animal and vegetable oils, petrol and petroleum by-products Benzenes and light oils) (aliphatic and aromatic hydrocarbons) require slightly more costly linings. (iii) Aggressive acids, (vinegar) abrasive chemicals and hot water over 95°C require specialised epoxy resin primers and flaked glass in polyester to resist corrosion. (iv) Abrasive chemicals and aggressive chemicals (hydrochloric acid) require soft natural rubber, butyl soft rubber or hard ebonite to resist the product damaging the tank. Costs do not include for bits and foundations, concrete/pile foundations, heating coils, insulation (rock wool), ladders, catwalks etc. These costs assume the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting see 215X series
rateable element	Tanks: Class 4, Table 4 Class 4(b) Integral part of the tank structure
non rateable element	-
Adjusted Plant and Machinery	Tanks
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Tanks
CG Code	215X11
Specific	Linings
Descriptive	Painted Linings to Steel Tanks
Tech1	Petrol - petroleum products, veg oils
Tech2	15,001m³ - 70,000m³ tank volume
Unit size	-
Unit of measurement	m3
ERC	£23
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Linings Internal Tanks are all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Usually erected on site with bit sand foundation under base plate. The whole tanks or tank plates come to site blast-cleaned and covered in a holding primer. This prevents re rusting during construction however where heat is used in welding the plates further painting is required. Internal tank coatings are varied depending on the product stored. Costs assume that the occupier has several tanks that require painting and takes account of the contractor on costs in planning and providing site services to the painting contractor. Where there is clearly a mixture of tank uses, as on a commercial tank farm variations in tank internal painting should be reflected.
Referencing details	calculate the Gross Internal Volume of the tank= m3
Cost information notes	(i) Crude oil, heavy fuel, potable water, cold water, sewage water, beverages - milk and food products although having different (ii) Animal and vegetable oils, petrol and petroleum by-products Benzenes and light oils) (aliphatic and aromatic hydrocarbons) require slightly more costly linings. (iii) Aggressive acids, (vinegar) abrasive chemicals and hot water over 95°C require specialised epoxy resin primers and flaked glass in polyester to resist corrosion. (iv) Abrasive chemicals and aggressive chemicals (hydrochloric acid) require soft natural rubber, butyl soft rubber or hard ebonite to resist the product damaging the tank. Costs do not include for bits and foundations, concrete/pile foundations, heating coils, insulation (rock wool), ladders, catwalks etc. These costs assume the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting see 215X series
rateable element	Tanks: Class 4, Table 4 Class 4(b) Integral part of the tank structure
non rateable element	-
Adjusted Plant and Machinery	Tanks
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Tanks
CG Code	215X12
Specific	Linings
Descriptive	Painted Linings to Steel Tanks
Tech1	Petrol - petroleum products, veg oils
Tech2	70,001m³ - 120,000m³ tank volume
Unit size	-
Unit of measurement	m3
ERC	£16
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks - Linings Internal Tanks are all steel construction (usually mild steel) with butt-welded shells and tap welded bottoms and roofs. Usually erected on site with bit sand foundation under base plate. The whole tanks or tank plates come to site blast-cleaned and covered in a holding primer. This prevents re rusting during construction however where heat is used in welding the plates further painting is required. External and Internal linings (painting or physical linings) have to be added to each tank depending on what it is intended to hold, the provision of internal linings are undertaken by specialist paint manufacturers. The costs for EXTERNAL painting are included in the ERC. Adjustments are required if the tank is galvanised. Internal tank coatings are varied depending on the product stored. Cost Information - lining costs are similar for the various products stored in tanks. (i) Crude oil, heavy fuel, potable water, cold water, sewage water, beverages - milk and food products although having different (ii) Animal and vegetable oils, petrol and petroleum by-products Benzenes and light oils) (aliphatic and aromatic hydrocarbons) require slightly more costly linings. (iii) Aggressive acids, (vinegar) abrasive chemicals and hot water over 95°C require specialised epoxy resin primers and flaked glass in polyester to resist corrosion. (iv) Abrasive chemicals and aggressive chemicals (hydrochloric acid) require soft natural rubber, butyl soft rubber or hard ebonite to resist the product damaging the tank.
Referencing details	calculate the Gross Internal Volume of the tank= m3

Cost information notes	(i) Crude oil, heavy fuel, potable water, cold water, sewage water, beverages - milk and food products although having different (ii) Animal and vegetable oils, petrol and petroleum by-products Benzenes and light oils) (aliphatic and aromatic hydrocarbons) require slightly more costly linings. (iii) Aggressive acids, (vinegar) abrasive chemicals and hot water over 95°C require specialised epoxy resin primers and flaked glass in polyester to resist corrosion. (iv) Abrasive chemicals and aggressive chemicals (hydrochloric acid) require soft natural rubber, butyl soft rubber or hard ebonite to resist the product damaging the tank. Costs do not include for bits and foundations, concrete/pile foundations, heating coils, insulation (rock wool), ladders, catwalks etc. These costs assume the outside of the tank is painted with a general long life paint and the internal tank is painted with a holding primer - for internal painting see 215X series
rateable element	Tanks: Class 4, Table 4 Class 4(b) Integral part of the tank structure
non rateable element	-
Adjusted Plant and Machinery	Tanks
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215C102
Specific	Horizontal Pressure Vessels
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Medium Pressure (14 - 20 bar)
Tech2	400m3
Unit size	-
Unit of measurement	Each
ERC	£167,625
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication

The tanks situated within Refineries and large Chemical Works are sometimes called BULLETS and are shaped like a cigar: tube shaped, having rounded ends. They are made from mild steel but can be stainless and some are lined depending upon the type of material held. Tubes can be made from other smaller tubes welded together on site and tested for faults in weld.

Pressures may be just above Atmosphere or up to 200 psig. The thickness of steel will generally be more than 25mm and consequently the tank is very heavy (even small ones) the supports and foundations will be large to hold this weight. The thickness of steel and the pressure testing increases the cost as does the on site time for installation.

Description

They hold many substances including unstable crude oil, helium, oxygen and LPG in general. Propane and Butane stored in smaller tanks is often used for power or heat purposes and thus may be rateable under Class 1 or Class 2.

The main application for this type of tank is storing smaller quantities of a product. Bulk quantities would be kept in a Horton Sphere: See code series 215B - -.

In general Industrial hereditaments smaller pressure tanks are common. Those holding compressed air in conjunction with air compressors are more specifically costed under Air: Receivers. See code series 201B - -.

Referencing details	Industrial Usage Medium Pressure Horizontal cylindrical - saddle mounted 16 Bar Temp Range - 10C to + 50C
Cost information notes	-
rateable element	Tanks - Class 4, Table 4 Class 1 List of Accessories (1) - storing of fuel for generation of power. Tanks Class 2(b) Heating list of accessories Tanks
non rateable element	Whole if under Class 4 the Class 4(d) limitation applies i.e. does not exceed 400m3 and readily capable of being moved without substantial demolition of any surrounding structure Whole under Class 2 "other than¬85"
Adjusted Plant and Machinery	Stairways, fire protection, staging, foundations.

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical pressure vessels
Photo notes	-
Photo1	

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215C103
Specific	Horizontal Pressure Vessels
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Medium Pressure (14 - 20 bar)
Tech2	500m3
Unit size	-
Unit of measurement	Each
ERC	£229,447
Superseded codes	215C02, 215C10, 215C13
Location factor	Considered Not Applicable at time of Publication

The tanks situated within Refineries and large Chemical Works are sometimes called BULLETS and are shaped like a cigar: tube shaped, having rounded ends. They are made from mild steel but can be stainless and some are lined depending upon the type of material held. Tubes can be made from other smaller tubes welded together on site and tested for faults in weld.

Pressures may be just above Atmosphere or up to 200 psig. The thickness of steel will generally be more than 25mm and consequently the tank is very heavy (even small ones) the supports and foundations will be large to hold this weight. The thickness of steel and the pressure testing increases the cost as does the on site time for installation.

Description

They hold many substances including unstable crude oil, helium, oxygen and LPG in general. Propane and Butane stored in smaller tanks is often used for power or heat purposes and thus may be rateable under Class 1 or Class 2.

The main application for this type of tank is storing smaller quantities of a product. Bulk quantities would be kept in a Horton Sphere: See code series 215B - -.

In general Industrial hereditaments smaller pressure tanks are common. Those holding compressed air in conjunction with air compressors are more specifically costed under Air: Receivers. See code series 201B - -.

Referencing details	Industrial Usage Medium Pressure Horizontal cylindrical - saddle mounted 16 Bar Temp Range - 10C to + 50C
Cost information notes	-
rateable element	Tanks - Class 4, Table 4 Class 1 List of Accessories (1) - storing of fuel for generation of power. Tanks Class 2(b) Heating list of accessories Tanks
non rateable element	Whole if under Class 4 the Class 4(d) limitation applies i.e. does not exceed 400m3 and readily capable of being moved without substantial demolition of any surrounding structure Whole under Class 2 "other than¬85"
Adjusted Plant and Machinery	Stairways, fire protection, staging, foundations.

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical pressure vessels
Photo notes	-
Photo1	

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215C104
Specific	Horizontal Pressure Vessels
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Medium Pressure (14 - 20 bar)
Tech2	750m3
Unit size	-
Unit of measurement	Each
ERC	£418,854
Superseded codes	-

Location factor

Considered Not Applicable at time of Publication

The tanks situated within Refineries and large Chemical Works are sometimes called BULLETS and are shaped like a cigar: tube shaped, having rounded ends. They are made from mild steel but can be stainless and some are lined depending upon the type of material held. Tubes can be made from other smaller tubes welded together on site and tested for faults in weld.

Pressures may be just above Atmosphere or up to 200 psig. The thickness of steel will generally be more than 25mm and consequently the tank is very heavy (even small ones) the supports and foundations will be large to hold this weight. The thickness of steel and the pressure testing increases the cost as does the on site time for installation.

Description

They hold many substances including unstable crude oil, helium, oxygen and LPG in general. Propane and Butane stored in smaller tanks is often used for power or heat purposes and thus may be rateable under Class 1 or Class 2.

The main application for this type of tank is storing smaller quantities of a product. Bulk quantities would be kept in a Horton Sphere: See code series 215B - -.

In general Industrial hereditaments smaller pressure tanks are common. Those holding compressed air in conjunction with air compressors are more specifically costed under Air: Receivers. See code series 201B - -.

Referencing details	Industrial Usage Medium Pressure Horizontal cylindrical - saddle mounted 16 Bar Temp Range - 10C to + 50C
Cost information notes	-
rateable element	Tanks - Class 4, Table 4 Class 1 List of Accessories (1) - storing of fuel for generation of power. Tanks Class 2(b) Heating list of accessories Tanks
non rateable element	Whole if under Class 4 the Class 4(d) limitation applies i.e. does not exceed 400m3 and readily capable of being moved without substantial demolition of any surrounding structure Whole under Class 2 "other than¬85"
Adjusted Plant and Machinery	Stairways, fire protection, staging, foundations.

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical pressure vessels
Photo notes	-
Photo1	

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215C105
Specific	Horizontal Pressure Vessels
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Medium Pressure (14 - 20 bar)
Tech2	1000m3
Unit size	-
Unit of measurement	Each
ERC	£658,052
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication

The tanks situated within Refineries and large Chemical Works are sometimes called BULLETS and are shaped like a cigar: tube shaped, having rounded ends. They are made from mild steel but can be stainless and some are lined depending upon the type of material held. Tubes can be made from other smaller tubes welded together on site and tested for faults in weld.

Pressures may be just above Atmosphere or up to 200 psig. The thickness of steel will generally be more than 25mm and consequently the tank is very heavy (even small ones) the supports and foundations will be large to hold this weight. The thickness of steel and the pressure testing increases the cost as does the on site time for installation.

Description

They hold many substances including unstable crude oil, helium, oxygen and LPG in general. Propane and Butane stored in smaller tanks is often used for power or heat purposes and thus may be rateable under Class 1 or Class 2.

The main application for this type of tank is storing smaller quantities of a product. Bulk quantities would be kept in a Horton Sphere: See code series 215B - -.

In general Industrial hereditaments smaller pressure tanks are common. Those holding compressed air in conjunction with air compressors are more specifically costed under Air: Receivers. See code series 201B - -.

Referencing details	Industrial Usage Medium Pressure Horizontal cylindrical - saddle mounted 16 Bar Temp Range - 10C to + 50C
Cost information notes	-
rateable element	Tanks - Class 4, Table 4 Class 1 List of Accessories (1) - storing of fuel for generation of power. Tanks Class 2(b) Heating list of accessories Tanks
non rateable element	Whole if under Class 4 the Class 4(d) limitation applies i.e. does not exceed 400m3 and readily capable of being moved without substantial demolition of any surrounding structure Whole under Class 2 "other than¬85"
Adjusted Plant and Machinery	Stairways, fire protection, staging, foundations.

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical pressure vessels
Photo notes	-
Photo1	

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215C106
Specific	Horizontal Pressure Vessels
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Medium Pressure (14 - 20 bar)
Tech2	1500m3
Unit size	-
Unit of measurement	Each
ERC	£1,285,817
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication

The tanks situated within Refineries and large Chemical Works are sometimes called BULLETS and are shaped like a cigar: tube shaped, having rounded ends. They are made from mild steel but can be stainless and some are lined depending upon the type of material held. Tubes can be made from other smaller tubes welded together on site and tested for faults in weld.

Pressures may be just above Atmosphere or up to 200 psig. The thickness of steel will generally be more than 25mm and consequently the tank is very heavy (even small ones) the supports and foundations will be large to hold this weight. The thickness of steel and the pressure testing increases the cost as does the on site time for installation.

Description

They hold many substances including unstable crude oil, helium, oxygen and LPG in general. Propane and Butane stored in smaller tanks is often used for power or heat purposes and thus may be rateable under Class 1 or Class 2.

The main application for this type of tank is storing smaller quantities of a product. Bulk quantities would be kept in a Horton Sphere: See code series 215B - -.

In general Industrial hereditaments smaller pressure tanks are common. Those holding compressed air in conjunction with air compressors are more specifically costed under Air: Receivers. See code series 201B - -.

Referencing details	Industrial Usage Medium Pressure Horizontal cylindrical - saddle mounted 16 Bar Temp Range - 10C to + 50C
Cost information notes	-
rateable element	Tanks - Class 4, Table 4 Class 1 List of Accessories (1) - storing of fuel for generation of power. Tanks Class 2(b) Heating list of accessories Tanks
non rateable element	Whole if under Class 4 the Class 4(d) limitation applies i.e. does not exceed 400m3 and readily capable of being moved without substantial demolition of any surrounding structure Whole under Class 2 "other than¬85"
Adjusted Plant and Machinery	Stairways, fire protection, staging, foundations.

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical pressure vessels
Photo notes	-
Photo1	

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215C107
Specific	Horizontal Pressure Vessels
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Medium Pressure (14 - 20 bar)
Tech2	2000m3
Unit size	-
Unit of measurement	Each
ERC	£2,112,741
Superseded codes	-

Location factor

Considered Not Applicable at time of Publication
The tanks situated within Refineries and large Chemical Works are sometimes called BULLETS and are shaped like a cigar: tube shaped, having rounded ends. They are made from mild steel but can be stainless and some are lined depending upon the type of material held. Tubes can be made from other smaller tubes welded together on site and tested for faults in weld.

Pressures may be just above Atmosphere or up to 200 psig. The thickness of steel will generally be more than 25mm and consequently the tank is very heavy (even small ones) the supports and foundations will be large to hold this weight. The thickness of steel and the pressure testing increases the cost as does the on site time for installation.

Description

They hold many substances including unstable crude oil, helium, oxygen and LPG in general. Propane and Butane stored in smaller tanks is often used for power or heat purposes and thus may be rateable under Class 1 or Class 2.

The main application for this type of tank is storing smaller quantities of a product. Bulk quantities would be kept in a Horton Sphere: See code series 215B - -.

In general Industrial hereditaments smaller pressure tanks are common. Those holding compressed air in conjunction with air compressors are more specifically costed under Air: Receivers. See code series 201B - -.

Referencing details	Industrial Usage Medium Pressure Horizontal cylindrical - saddle mounted 16 Bar Temp Range - 10C to + 50C
Cost information notes	-
rateable element	Tanks - Class 4, Table 4 Class 1 List of Accessories (1) - storing of fuel for generation of power. Tanks Class 2(b) Heating list of accessories Tanks
non rateable element	Whole if under Class 4 the Class 4(d) limitation applies i.e. does not exceed 400m3 and readily capable of being moved without substantial demolition of any surrounding structure Whole under Class 2 "other than¬85"
Adjusted Plant and Machinery	Stairways, fire protection, staging, foundations.

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical pressure vessels
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Tanks
CG Code	215C108
Specific	Horizontal Pressure Vessels
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Medium Pressure (14 - 20 bar)
Tech2	2500m3
Unit size	-
Unit of measurement	Each
ERC	£3,138,823
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication

The tanks situated within Refineries and large Chemical Works are sometimes called BULLETS and are shaped like a cigar: tube shaped, having rounded ends. They are made from mild steel but can be stainless and some are lined depending upon the type of material held. Tubes can be made from other smaller tubes welded together on site and tested for faults in weld.

Pressures may be just above Atmosphere or up to 200 psig. The thickness of steel will generally be more than 25mm and consequently the tank is very heavy (even small ones) the supports and foundations will be large to hold this weight. The thickness of steel and the pressure testing increases the cost as does the on site time for installation.

Description

They hold many substances including unstable crude oil, helium, oxygen and LPG in general. Propane and Butane stored in smaller tanks is often used for power or heat purposes and thus may be rateable under Class 1 or Class 2.

The main application for this type of tank is storing smaller quantities of a product. Bulk quantities would be kept in a Horton Sphere: See code series 215B - -.

In general Industrial hereditaments smaller pressure tanks are common. Those holding compressed air in conjunction with air compressors are more specifically costed under Air: Receivers. See code series 201B - -.

Referencing details	Industrial Usage Medium Pressure Horizontal cylindrical - saddle mounted 16 Bar Temp Range - 10C to + 50C
Cost information notes	-
rateable element	Tanks - Class 4, Table 4 Class 1 List of Accessories (1) - storing of fuel for generation of power. Tanks Class 2(b) Heating list of accessories Tanks
non rateable element	Whole if under Class 4 the Class 4(d) limitation applies i.e. does not exceed 400m3 and readily capable of being moved without substantial demolition of any surrounding structure Whole under Class 2 "other than¬85"
Adjusted Plant and Machinery	Stairways, fire protection, staging, foundations.

Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Typical pressure vessels
Photo notes	-
Photo1	

Photo2

Photo3

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Generic Category	Tanks
CG Code	215C101A
Specific	Horizontal Pressure Vessels
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Medium Pressure (14 - 20 bar)
Tech2	350m3
Unit size	-
Unit of measurement	Each
ERC	£139,701
Superseded codes	215C01, 215C03, 215C04, 215C05, 215C06, 215C07, 215C08, 215C09, 215C11, 215C12, 215C14, 215C30, 215C31, 215C32, 215C33, 215C34, 215C35, 215C36, 215C37, 215C40, 215C41
Location factor	Considered Not Applicable at time of Publication
Description	The tanks situated within Refineries and large Chemical Works are sometimes called BULLETS and are shaped like a cigar: tube shaped, having rounded ends. They are made from mild steel but can be stainless and some are lined depending upon the type of material held. Tubes can be made from other smaller tubes welded together on site and tested for faults in weld. Pressures may be just above Atmosphere or up to 200 psig. The thickness of steel will generally be more than 25mm and consequently the tank is very heavy (even small ones) the supports and foundations will be large to hold this weight. The thickness of steel and the pressure testing increases the cost as does the on site time for installation. They hold many substances including unstable crude oil, helium, oxygen and LPG in general. Propane and Butane stored in smaller tanks is often used for power or heat purposes and thus may be rateable under Class 1 or Class 2.
Referencing details	Industrial Usage Medium Pressure Horizontal cylindrical - saddle mounted 16 Bar Temp Range - 10C to + 50C
Cost information notes	-
rateable element	Tanks - Class 4, Table 4 Class 1 List of Accessories (1) - storing of fuel for generation of power. Tanks Class 2(b) Heating list of accessories Tanks
non rateable element	Whole if under Class 4 the Class 4(d) limitation applies i.e. does not exceed 400m3 and readily capable of being moved without substantial demolition of any surrounding structure Whole under Class 2 "other than 85"
Adjusted Plant and Machinery	Stairways, fire protection, staging, foundations.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Tanks
CG Code	215C101B
Specific	Horizontal Pressure Vessels
Descriptive	Refinery, Chemical Works and Tank Farms
Tech1	Medium Pressure (14 - 20 bar)
Tech2	350m3
Unit size	-
Unit of measurement	Each
ERC	£139,701
Superseded codes	215C42, 215C43, 215C44, 215C45, 215C46, 215C47, 215C50, 215C51, 215C52, 215C53, 215C54, 215C55, 215C56, 215C57, 215C80, 215C81, 215C82, 215C83, 215C84, 215C85, 215C86, 215C87
Location factor	Considered Not Applicable at time of Publication
Description	The tanks situated within Refineries and large Chemical Works are sometimes called BULLETS and are shaped like a cigar: tube shaped, having rounded ends. They are made from mild steel but can be stainless and some are lined depending upon the type of material held. Tubes can be made from other smaller tubes welded together on site and tested for faults in weld. Pressures may be just above Atmosphere or up to 200 psig. The thickness of steel will generally be more than 25mm and consequently the tank is very heavy (even small ones) the supports and foundations will be large to hold this weight. The thickness of steel and the pressure testing increases the cost as does the on site time for installation. They hold many substances including unstable crude oil, helium, oxygen and LPG in general. Propane and Butane stored in smaller tanks is often used for power or heat purposes and thus may be rateable under Class 1 or Class 2.
Referencing details	Industrial Usage Medium Pressure Horizontal cylindrical - saddle mounted 16 Bar Temp Range - 10C to + 50C
Cost information notes	-
rateable element	Tanks - Class 4, Table 4 Class 1 List of Accessories (1) - storing of fuel for generation of power. Tanks Class 2(b) Heating list of accessories Tanks
non rateable element	Whole if under Class 4 the Class 4(d) limitation applies i.e. does not exceed 400m3 and readily capable of being moved without substantial demolition of any surrounding structure Whole under Class 2 "other than 85"
Adjusted Plant and Machinery	Stairways, fire protection, staging, foundations.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Tanks
CG Code	215S82
Specific	Skirts - supports
Descriptive	Brickwork
Tech1	Nominal 3m high; 7.5m dia
Tech2	Tank 7.5m x 20m high approx 900m³
Unit size	-
Unit of measurement	m3
ERC	£15
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Brick; likely to be semi engineering type; minimum 225 mm (1 Brick) thick to support underside of rim of hopper bottomed tank.
Referencing details	Measure circumference, height of brick work and thickness. Calculate wall area.=m2
Cost information notes	Excludes the cost of foundation to wall and tank
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Tanks
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Brick support to underside of rim of hopper bottomed tank.
Photo notes	-

Photo1

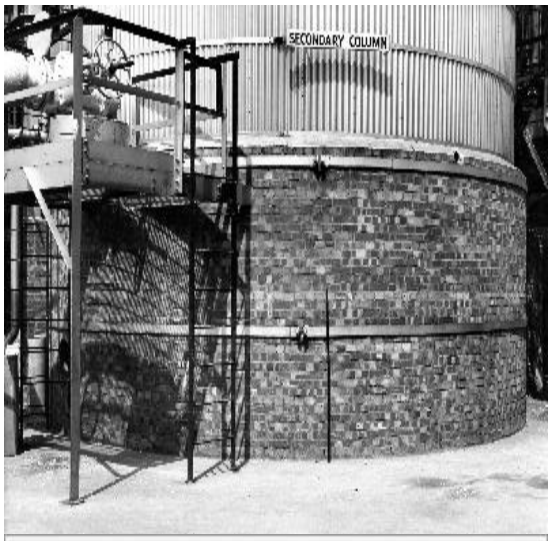

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215S83
Specific	Skirts - supports
Descriptive	Brickwork
Tech1	Nominal 3m high; 6m dia
Tech2	Tank 6m x 16m high approx 450m³
Unit size	-
Unit of measurement	m3
ERC	£25
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Brick; likely to be semi engineering type; minimum 225 mm (1 Brick) thick to support underside of rim of hopper bottomed tank.
Referencing details	Measure circumference, height of brick work and thickness. Calculate wall area.=m2
Cost information notes	Excludes the cost of foundation to wall and tank
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Tanks
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Brick support to underside of rim of hopper bottomed tank.
Photo notes	-

Photo1

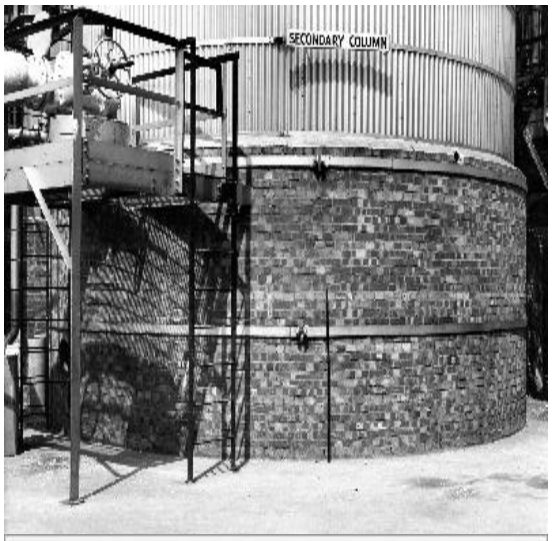

Photo2

Photo3

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Generic Category	Tanks
CG Code	215S81
Specific	Skirts - supports
Descriptive	Brickwork
Tech1	Nominal 2.5m high; 10m dia
Tech2	Tank 10m x 30m high approx 2500m³
Unit size	-
Unit of measurement	m3
ERC	£7
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Brick; likely to be semi engineering type; minimum 225 mm (1 Brick) thick to support underside of rim of hopper bottomed tank.
Referencing details	Measure circumference, height of brick work and thickness. Calculate wall area.=m2
Cost information notes	Excludes the cost of foundation to wall and tank
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Tanks
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Brick support to underside of rim of hopper bottomed tank.
Photo notes	-

Photo1

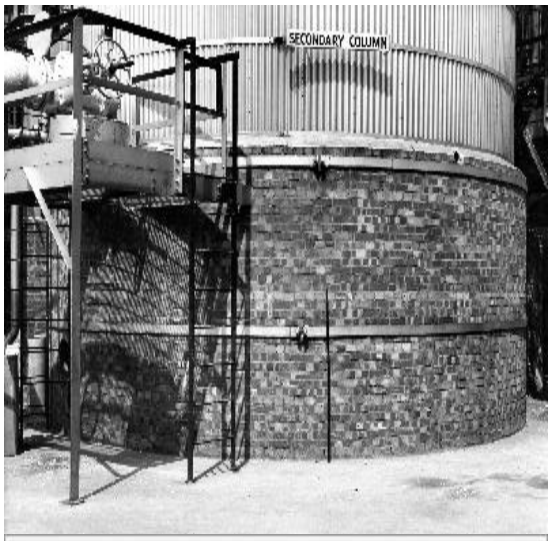

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215S50
Specific	Skirts - supports
Descriptive	Concrete
Tech1	Nominal 2.5m high; 10m dia
Tech2	Tank 10m x 30m high approx 2500m³
Unit size	-
Unit of measurement	m3
ERC	£9
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Brick; likely to be semi engineering type; minimum 225 mm (1 Brick) thick to support underside of rim of hopper bottomed tank.
Referencing details	Measure circumference, height of brick work and thickness. Calculate wall area.=m2
Cost information notes	Excludes the cost of foundation to wall and tank
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Tanks
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215S51
Specific	Skirts - supports
Descriptive	Concrete
Tech1	Nominal 2.5m high; 7.5m dia
Tech2	Tank 7.5m x 20m high approx 900m³
Unit size	-
Unit of measurement	m3
ERC	£20
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Brick; likely to be semi engineering type; minimum 225 mm (1 Brick) thick to support underside of rim of hopper bottomed tank.
Referencing details	Measure circumference, height of brick work and thickness. Calculate wall area.=m2
Cost information notes	Excludes the cost of foundation to wall and tank
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Tanks
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215S52
Specific	Skirts - supports
Descriptive	Concrete
Tech1	Nominal 2.5m high; 6m dia
Tech2	Tank 6m x 16m high approx 450m³
Unit size	-
Unit of measurement	m3
ERC	£32
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Brick; likely to be semi engineering type; minimum 225 mm (1 Brick) thick to support underside of rim of hopper bottomed tank.
Referencing details	Measure circumference, height of brick work and thickness. Calculate wall area.=m2
Cost information notes	Excludes the cost of foundation to wall and tank
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	Tanks
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215S01
Specific	Skirts - supports
Descriptive	Steel
Tech1	Nominal 2.5m high; 10m dia
Tech2	Tank 10m x 30m high approx 2500m³
Unit size	-
Unit of measurement	m3
ERC	£21
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Steel support to tanks nominally 2.5m ht of varying diameters. Brick- likely to be semi engineering type- minimum 225 mm (1 Brick) thick to support underside of rim of hopper bottomed tank.
Referencing details	Measure circumference, height of brick work and thickness. Calculate wall area.=m2
Cost information notes	Wall cost exclude Foundation.
rateable element	As structure or support.
non rateable element	-
Adjusted Plant and Machinery	Tank supported dependant on cubic capacity
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 – Brick skirt to support tank above - Tank likely to be hopper bottomed. Photo 2 – metal skirt blow about 3.0m height.
Photo notes	-

Photo1

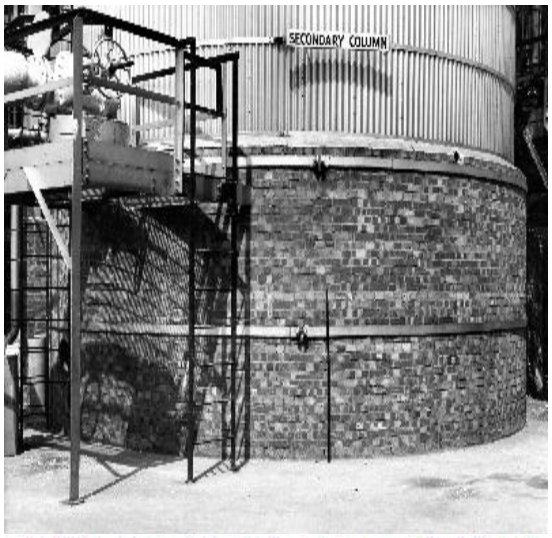

Photo2

Photo3

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Generic Category	Tanks
CG Code	215S02
Specific	Skirts - supports
Descriptive	Steel
Tech1	Nominal 2.5m high; 7.5m dia
Tech2	Tank 7.5m x 20m high approx 900m³
Unit size	-
Unit of measurement	m3
ERC	£43
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Steel support to tanks nominally 2.5m ht of varying diameters. Brick- likely to be semi engineering type- minimum 225 mm (1 Brick) thick to support underside of rim of hopper bottomed tank.
Referencing details	Measure circumference, height of brick work and thickness. Calculate wall area.=m2
Cost information notes	Wall cost exclude Foundation.
rateable element	As structure or support.
non rateable element	-
Adjusted Plant and Machinery	Tank supported dependant on cubic capacity
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 – Brick skirt to support tank above - Tank likely to be hopper bottomed. Photo 2 – metal skirt blow about 3.0m height.
Photo notes	-

Photo1

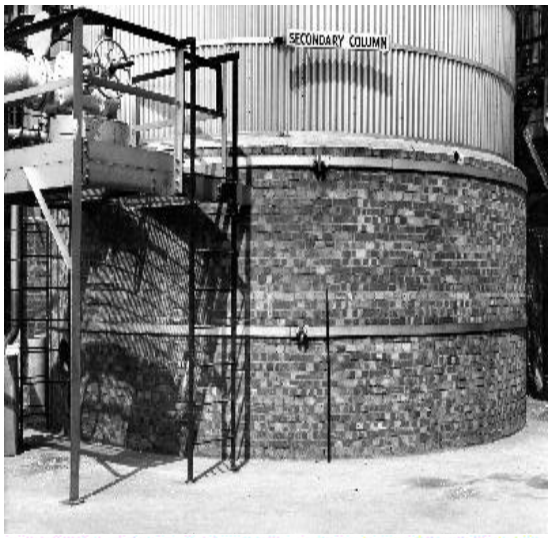

Photo2

Photo3

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Generic Category	Tanks
CG Code	215S03
Specific	Skirts - supports
Descriptive	Steel
Tech1	Nominal 2.5m high; 6m dia
Tech2	Tank 6m x 16m high approx 450m³
Unit size	-
Unit of measurement	m3
ERC	£50
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Steel support to tanks nominally 2.5m ht of varying diameters. Brick- likely to be semi engineering type- minimum 225 mm (1 Brick) thick to support underside of rim of hopper bottomed tank.
Referencing details	Measure circumference, height of brick work and thickness. Calculate wall area.=m2
Cost information notes	Wall cost exclude Foundation.
rateable element	As structure or support.
non rateable element	-
Adjusted Plant and Machinery	Tank supported dependant on cubic capacity
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 – Brick skirt to support tank above - Tank likely to be hopper bottomed. Photo 2 – metal skirt blow about 3.0m height.
Photo notes	-

Photo1

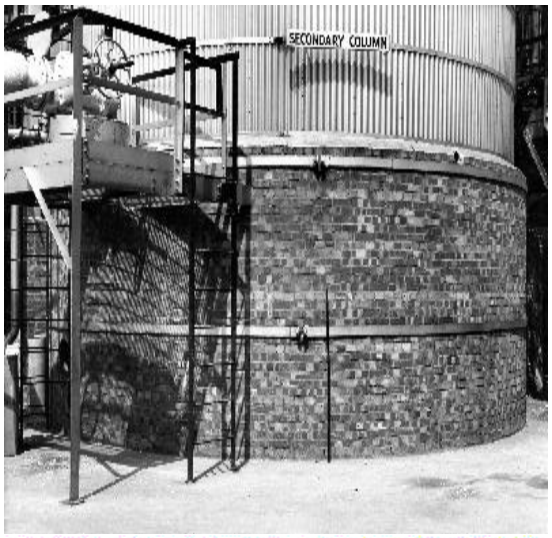

Photo2

Photo3

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Generic Category	Tanks
CG Code	215B01
Specific	Spheres
Descriptive	Pressures up to 100 psig
Tech1	3.048m radius x 14mm thick
Tech2	12.83 tonnes
Unit size	-
Unit of measurement	Each
ERC	£182,971
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks Spheres Looking like a golf ball on a tee these tanks are often referred to as Horton Spheres, named after one of the major manufacturers of these tanks. This tank design used when large quantities of liquid under pressure are required to be stored and are most common in Refineries or large Chemical Works. Where natural gas is not piped to properties or where pure gas of a specific type is required by the manufacturer a single tank may be employed. The tank has to withstand high pressures and often low temperatures (i.e. up to 1000 psig and down to 253Oc) and this results in steel of 25 mm thickness or greater. (Normal thickness is 28 mm for pressures up to 250 psig). The weight of the sphere is high and this is reflected in the size of the leg supports and foundations. When storing liquids that are corrosive specialist alloys or stainless steel is used in the sphere's construction. Alternatively, a specialised lining (such as fibre glass) may be employed.
Referencing details	Weight of steel = 205.5 kg/m2 per 25 mm thick. Although these spheres are low pressure the thickness of steel in the plates increases due to the increase in the volume of the structure.
Cost information notes	To calculate the cost of a sphere: (a) The diameter to calculate the surface area (4 x 22/7 x r2) (b) The thickness of the plate in mm * (c) Conversion factor 7.85 kg. mm thickness / sq m (d) Cost per tonne of steel Cost excludes supports and foundations Cost = surface area x thickness in mm x 7.85 / 1000 x cost of steel * Low pressure 14 to 18 mm: if not known adopt 16 mm Low pressure 22 to 28 mm: if not known adopt 25 mm High pressure 28 to 38 mm: if not known adopt 35 mm
rateable element	Class 4 Table 4 Tanks (note Class 4 (d)) Class 4 Table 3 Supports (legs) Class 4 Table 3 Foundations.
non rateable element	-
Adjusted Plant and Machinery	Stairways, fire protection, staging, foundations.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

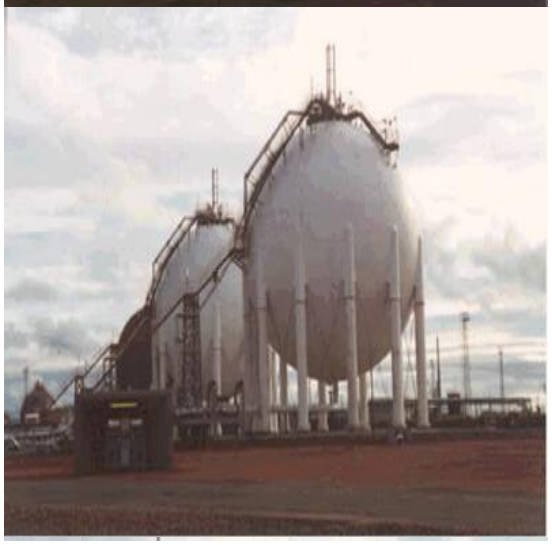
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	To calculate the cost of the legs: (a) The weight of the legs in tonnes x cost per tonne of steel.
Photo description	Typical examples of a Sphere tank often referred to as a Horton Sphere.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Tanks
CG Code	215B02
Specific	Spheres
Descriptive	Pressures up to 100 psig
Tech1	4.57m radius x 16mm thick
Tech2	32.97 tonnes
Unit size	-
Unit of measurement	Each
ERC	£470,191
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks Spheres Looking like a golf ball on a tee these tanks are often referred to as Horton Spheres, named after one of the major manufacturers of these tanks. This tank design used when large quantities of liquid under pressure are required to be stored and are most common in Refineries or large Chemical Works. Where natural gas is not piped to properties or where pure gas of a specific type is required by the manufacturer a single tank may be employed. The tank has to withstand high pressures and often low temperatures (i.e. up to 1000 psig and down to 253Oc) and this results in steel of 25 mm thickness or greater. (Normal thickness is 28 mm for pressures up to 250 psig). The weight of the sphere is high and this is reflected in the size of the leg supports and foundations. When storing liquids that are corrosive specialist alloys or stainless steel is used in the sphere's construction. Alternatively, a specialised lining (such as fibre glass) may be employed.
Referencing details	Weight of steel = 205.5 kg/m2 per 25 mm thick. Although these spheres are low pressure the thickness of steel in the plates increases due to the increase in the volume of the structure.
Cost information notes	To calculate the cost of a sphere: (a) The diameter to calculate the surface area (4 x 22/7 x r2) (b) The thickness of the plate in mm * (c) Conversion factor 7.85 kg. mm thickness / sq m (d) Cost per tonne of steel Cost excludes supports and foundations Cost = surface area x thickness in mm x 7.85 / 1000 x cost of steel * Low pressure 14 to 18 mm: if not known adopt 16 mm Low pressure 22 to 28 mm: if not known adopt 25 mm High pressure 28 to 38 mm: if not known adopt 35 mm
rateable element	Class 4 Table 4 Tanks (note Class 4 (d)) Class 4 Table 3 Supports (legs) Class 4 Table 3 Foundations.
non rateable element	-
Adjusted Plant and Machinery	Stairways, fire protection, staging, foundations.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

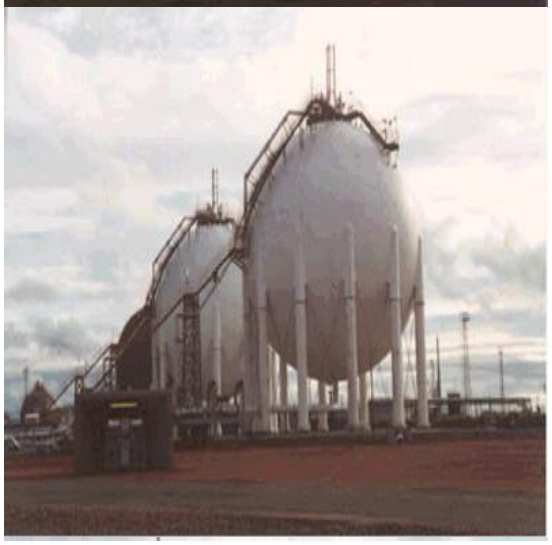
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	To calculate the cost of the legs: (a) The weight of the legs in tonnes x cost per tonne of steel.
Photo description	Typical examples of a Sphere tank often referred to as a Horton Sphere.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Tanks
CG Code	215B03
Specific	Spheres
Descriptive	Pressures up to 100 psig
Tech1	6.01m radius x 18mm thick
Tech2	64.14 tonnes
Unit size	-
Unit of measurement	Each
ERC	£914,713
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks Spheres Looking like a golf ball on a tee these tanks are often referred to as Horton Spheres, named after one of the major manufacturers of these tanks. This tank design used when large quantities of liquid under pressure are required to be stored and are most common in Refineries or large Chemical Works. Where natural gas is not piped to properties or where pure gas of a specific type is required by the manufacturer a single tank may be employed. The tank has to withstand high pressures and often low temperatures (i.e. up to 1000 psig and down to 253Oc) and this results in steel of 25 mm thickness or greater. (Normal thickness is 28 mm for pressures up to 250 psig). The weight of the sphere is high and this is reflected in the size of the leg supports and foundations. When storing liquids that are corrosive specialist alloys or stainless steel is used in the sphere's construction. Alternatively, a specialised lining (such as fibre glass) may be employed.
Referencing details	Weight of steel = 205.5 kg/m2 per 25 mm thick. Although these spheres are low pressure the thickness of steel in the plates increases due to the increase in the volume of the structure.
Cost information notes	To calculate the cost of a sphere: (a) The diameter to calculate the surface area (4 x 22/7 x r2) (b) The thickness of the plate in mm * (c) Conversion factor 7.85 kg. mm thickness / sq m (d) Cost per tonne of steel Cost excludes supports and foundations Cost = surface area x thickness in mm x 7.85 / 1000 x cost of steel * Low pressure 14 to 18 mm: if not known adopt 16 mm Low pressure 22 to 28 mm: if not known adopt 25 mm High pressure 28 to 38 mm: if not known adopt 35 mm
rateable element	Class 4 Table 4 Tanks (note Class 4 (d)) Class 4 Table 3 Supports (legs) Class 4 Table 3 Foundations.
non rateable element	-
Adjusted Plant and Machinery	Stairways, fire protection, staging, foundations.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

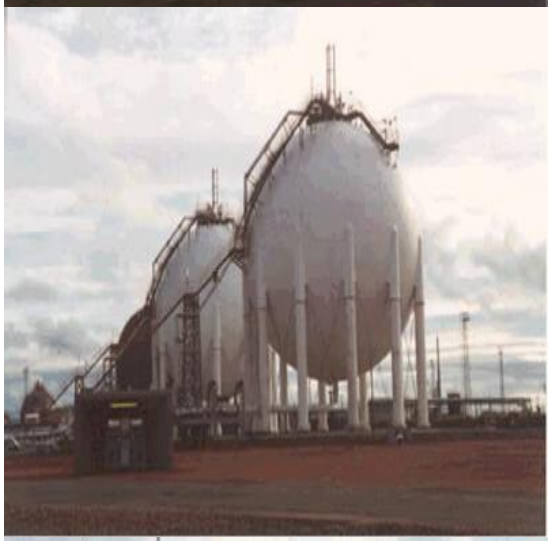
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	To calculate the cost of the legs: (a) The weight of the legs in tonnes x cost per tonne of steel.
Photo description	Typical examples of a Sphere tank often referred to as a Horton Sphere.
Photo notes	-
Photo1	
Photo2	

Photo3

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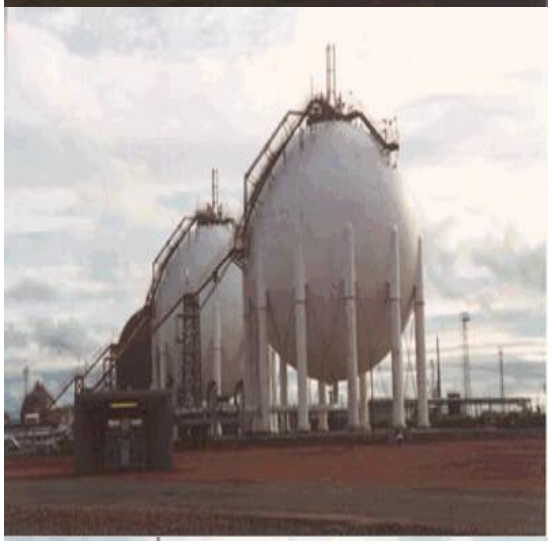
Generic Category	Tanks
CG Code	215B04
Specific	Spheres
Descriptive	Pressures up to 100 psig
Tech1	7.62m radius x 20mm thick
Tech2	114.57 tonnes
Unit size	-
Unit of measurement	Each
ERC	£1,633,906
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks Spheres Looking like a golf ball on a tee these tanks are often referred to as Horton Spheres, named after one of the major manufacturers of these tanks. This tank design used when large quantities of liquid under pressure are required to be stored and are most common in Refineries or large Chemical Works. Where natural gas is not piped to properties or where pure gas of a specific type is required by the manufacturer a single tank may be employed. The tank has to withstand high pressures and often low temperatures (i.e. up to 1000 psig and down to 253Oc) and this results in steel of 25 mm thickness or greater. (Normal thickness is 28 mm for pressures up to 250 psig). The weight of the sphere is high and this is reflected in the size of the leg supports and foundations. When storing liquids that are corrosive specialist alloys or stainless steel is used in the sphere's construction. Alternatively, a specialised lining (such as fibre glass) may be employed.
Referencing details	Weight of steel = 205.5 kg/m2 per 25 mm thick. Although these spheres are low pressure the thickness of steel in the plates increases due to the increase in the volume of the structure.
Cost information notes	To calculate the cost of a sphere: (a) The diameter to calculate the surface area (4 x 22/7 x r2) (b) The thickness of the plate in mm * (c) Conversion factor 7.85 kg. mm thickness / sq m (d) Cost per tonne of steel Cost excludes supports and foundations Cost = surface area x thickness in mm x 7.85 / 1000 x cost of steel * Low pressure 14 to 18 mm: if not known adopt 16 mm Low pressure 22 to 28 mm: if not known adopt 25 mm High pressure 28 to 38 mm: if not known adopt 35 mm
rateable element	Class 4 Table 4 Tanks (note Class 4 (d)) Class 4 Table 3 Supports (legs) Class 4 Table 3 Foundations.
non rateable element	-
Adjusted Plant and Machinery	Stairways, fire protection, staging, foundations.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	To calculate the cost of the legs: (a) The weight of the legs in tonnes x cost per tonne of steel.
Photo description	Typical examples of a Sphere tank often referred to as a Horton Sphere.
Photo notes	-
Photo1	
Photo2	

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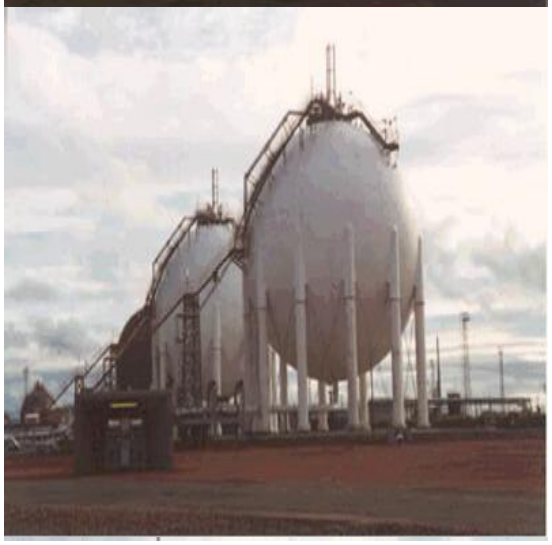
Generic Category	Tanks
CG Code	215B05
Specific	Spheres
Descriptive	Pressures up to 100 psig
Tech1	9.14m radius x 22mm thick
Tech2	181.32 tonnes
Unit size	-
Unit of measurement	Each
ERC	£2,585,840
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks Spheres Looking like a golf ball on a tee these tanks are often referred to as Horton Spheres, named after one of the major manufacturers of these tanks. This tank design used when large quantities of liquid under pressure are required to be stored and are most common in Refineries or large Chemical Works. Where natural gas is not piped to properties or where pure gas of a specific type is required by the manufacturer a single tank may be employed. The tank has to withstand high pressures and often low temperatures (i.e. up to 1000 psig and down to 253Oc) and this results in steel of 25 mm thickness or greater. (Normal thickness is 28 mm for pressures up to 250 psig). The weight of the sphere is high and this is reflected in the size of the leg supports and foundations. When storing liquids that are corrosive specialist alloys or stainless steel is used in the sphere's construction. Alternatively, a specialised lining (such as fibre glass) may be employed.
Referencing details	Weight of steel = 205.5 kg/m2 per 25 mm thick. Although these spheres are low pressure the thickness of steel in the plates increases due to the increase in the volume of the structure.
Cost information notes	To calculate the cost of a sphere: (a) The diameter to calculate the surface area (4 x 22/7 x r2) (b) The thickness of the plate in mm * (c) Conversion factor 7.85 kg. mm thickness / sq m (d) Cost per tonne of steel Cost excludes supports and foundations Cost = surface area x thickness in mm x 7.85 / 1000 x cost of steel * Low pressure 14 to 18 mm: if not known adopt 16 mm Low pressure 22 to 28 mm: if not known adopt 25 mm High pressure 28 to 38 mm: if not known adopt 35 mm
rateable element	Class 4 Table 4 Tanks (note Class 4 (d)) Class 4 Table 3 Supports (legs) Class 4 Table 3 Foundations.
non rateable element	-
Adjusted Plant and Machinery	Stairways, fire protection, staging, foundations.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	To calculate the cost of the legs: (a) The weight of the legs in tonnes x cost per tonne of steel.
Photo description	Typical examples of a Sphere tank often referred to as a Horton Sphere.
Photo notes	-
Photo1	
Photo2	

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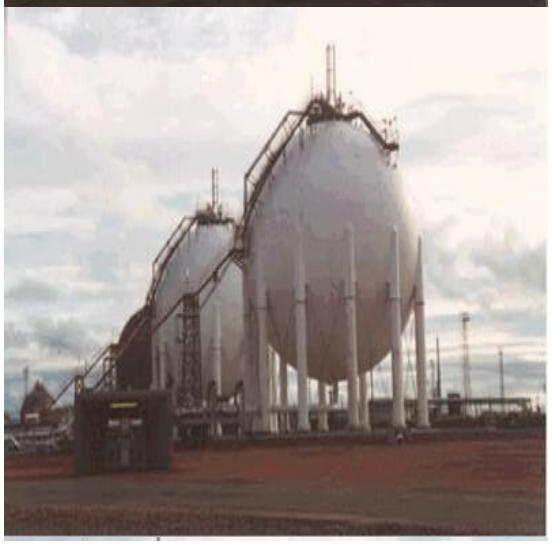
Generic Category	Tanks
CG Code	215B06
Specific	Spheres
Descriptive	Pressures up to 100 psig
Tech1	10.67m radius x 24mm thick
Tech2	269.57 tonnes
Unit size	-
Unit of measurement	Each
ERC	£3,844,391
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks Spheres Looking like a golf ball on a tee these tanks are often referred to as Horton Spheres, named after one of the major manufacturers of these tanks. This tank design used when large quantities of liquid under pressure are required to be stored and are most common in Refineries or large Chemical Works. Where natural gas is not piped to properties or where pure gas of a specific type is required by the manufacturer a single tank may be employed. The tank has to withstand high pressures and often low temperatures (i.e. up to 1000 psig and down to 253Oc) and this results in steel of 25 mm thickness or greater. (Normal thickness is 28 mm for pressures up to 250 psig). The weight of the sphere is high and this is reflected in the size of the leg supports and foundations. When storing liquids that are corrosive specialist alloys or stainless steel is used in the sphere's construction. Alternatively, a specialised lining (such as fibre glass) may be employed.
Referencing details	Weight of steel = 205.5 kg/m2 per 25 mm thick. Although these spheres are low pressure the thickness of steel in the plates increases due to the increase in the volume of the structure.
Cost information notes	To calculate the cost of a sphere: (a) The diameter to calculate the surface area (4 x 22/7 x r2) (b) The thickness of the plate in mm * (c) Conversion factor 7.85 kg. mm thickness / sq m (d) Cost per tonne of steel Cost excludes supports and foundations Cost = surface area x thickness in mm x 7.85 / 1000 x cost of steel * Low pressure 14 to 18 mm: if not known adopt 16 mm Low pressure 22 to 28 mm: if not known adopt 25 mm High pressure 28 to 38 mm: if not known adopt 35 mm
rateable element	Class 4 Table 4 Tanks (note Class 4 (d)) Class 4 Table 3 Supports (legs) Class 4 Table 3 Foundations.
non rateable element	-
Adjusted Plant and Machinery	Stairways, fire protection, staging, foundations.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	To calculate the cost of the legs: (a) The weight of the legs in tonnes x cost per tonne of steel.
Photo description	Typical examples of a Sphere tank often referred to as a Horton Sphere.
Photo notes	-
Photo1	
Photo2	

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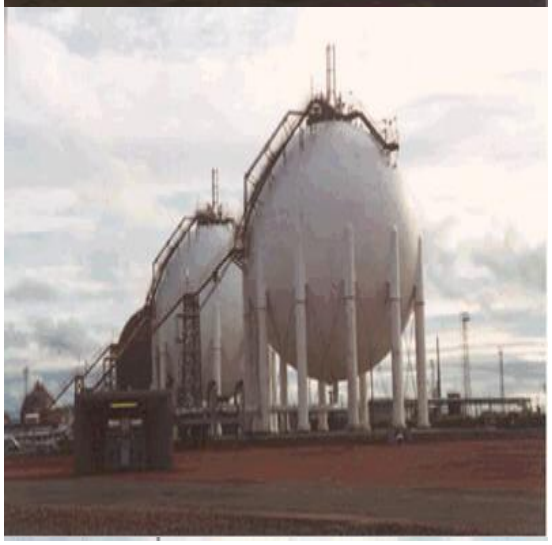
Generic Category	Tanks
CG Code	215B07
Specific	Spheres
Descriptive	Pressures up to 250 psig
Tech1	3.048m radius x 24mm thick
Tech2	21.97 tonnes
Unit size	-
Unit of measurement	Each
ERC	£313,318
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks Spheres Looking like a golf ball on a tee these tanks are often referred to as Horton Spheres, named after one of the major manufacturers of these tanks. This tank design used when large quantities of liquid under pressure are required to be stored and are most common in Refineries or large Chemical Works. Where natural gas is not piped to properties or where pure gas of a specific type is required by the manufacturer a single tank may be employed. The tank has to withstand high pressures and often low temperatures (i.e. up to 1000 psig and down to 253Oc) and this results in steel of 25 mm thickness or greater. (Normal thickness is 28 mm for pressures up to 250 psig). The weight of the sphere is high and this is reflected in the size of the leg supports and foundations. When storing liquids that are corrosive specialist alloys or stainless steel is used in the sphere's construction. Alternatively, a specialised lining (such as fibre glass) may be employed.
Referencing details	Weight of steel = 205.5 kg/m2 per 25 mm thick. Although these spheres are low pressure the thickness of steel in the plates increases due to the increase in the volume of the structure.
Cost information notes	To calculate the cost of a sphere: (a) The diameter to calculate the surface area (4 x 22/7 x r2) (b) The thickness of the plate in mm * (c) Conversion factor 7.85 kg. mm thickness / sq m (d) Cost per tonne of steel Cost excludes supports and foundations Cost = surface area x thickness in mm x 7.85 / 1000 x cost of steel * Low pressure 14 to 18 mm: if not known adopt 16 mm Low pressure 22 to 28 mm: if not known adopt 25 mm High pressure 28 to 38 mm: if not known adopt 35 mm
rateable element	Class 4 Table 4 Tanks (note Class 4 (d)) Class 4 Table 3 Supports (legs) Class 4 Table 3 Foundations.
non rateable element	-
Adjusted Plant and Machinery	Stairways, fire protection, staging, foundations.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	To calculate the cost of the legs: (a) The weight of the legs in tonnes x cost per tonne of steel.
Photo description	Typical examples of a Sphere tank often referred to as a Horton Sphere.
Photo notes	-
Photo1	
Photo2	

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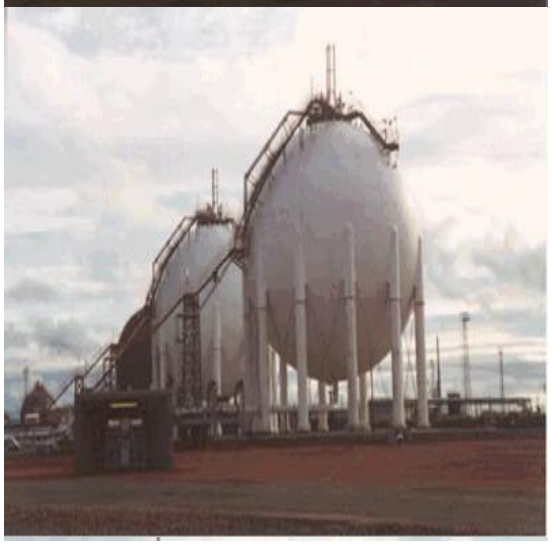
Generic Category	Tanks
CG Code	215B08
Specific	Spheres
Descriptive	Pressures up to 250 psig
Tech1	4.57m radius x 28mm thick
Tech2	57.69 tonnes
Unit size	-
Unit of measurement	Each
ERC	£822,729
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks Spheres Looking like a golf ball on a tee these tanks are often referred to as Horton Spheres, named after one of the major manufacturers of these tanks. This tank design used when large quantities of liquid under pressure are required to be stored and are most common in Refineries or large Chemical Works. Where natural gas is not piped to properties or where pure gas of a specific type is required by the manufacturer a single tank may be employed. The tank has to withstand high pressures and often low temperatures (i.e. up to 1000 psig and down to 253Oc) and this results in steel of 25 mm thickness or greater. (Normal thickness is 28 mm for pressures up to 250 psig). The weight of the sphere is high and this is reflected in the size of the leg supports and foundations. When storing liquids that are corrosive specialist alloys or stainless steel is used in the sphere's construction. Alternatively, a specialised lining (such as fibre glass) may be employed.
Referencing details	Weight of steel = 205.5 kg/m2 per 25 mm thick. Although these spheres are low pressure the thickness of steel in the plates increases due to the increase in the volume of the structure.
Cost information notes	To calculate the cost of a sphere: (a) The diameter to calculate the surface area (4 x 22/7 x r2) (b) The thickness of the plate in mm * (c) Conversion factor 7.85 kg. mm thickness / sq m (d) Cost per tonne of steel Cost excludes supports and foundations Cost = surface area x thickness in mm x 7.85 / 1000 x cost of steel * Low pressure 14 to 18 mm: if not known adopt 16 mm Low pressure 22 to 28 mm: if not known adopt 25 mm High pressure 28 to 38 mm: if not known adopt 35 mm
rateable element	Class 4 Table 4 Tanks (note Class 4 (d)) Class 4 Table 3 Supports (legs) Class 4 Table 3 Foundations.
non rateable element	-
Adjusted Plant and Machinery	Stairways, fire protection, staging, foundations.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	To calculate the cost of the legs: (a) The weight of the legs in tonnes x cost per tonne of steel.
Photo description	Typical examples of a Sphere tank often referred to as a Horton Sphere.
Photo notes	-
Photo1	
Photo2	

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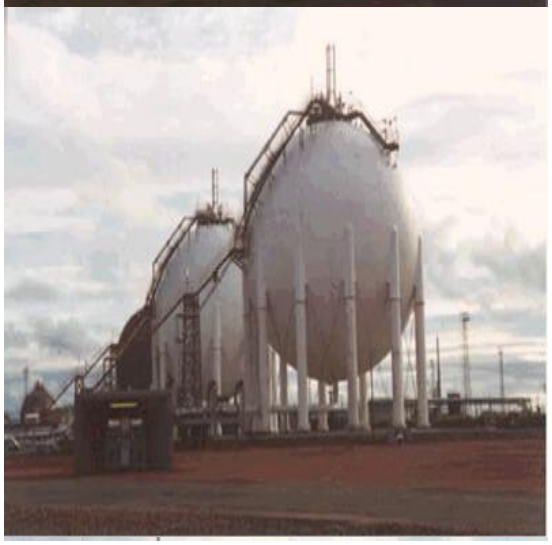
Generic Category	Tanks
CG Code	215B09
Specific	Spheres
Descriptive	Pressures up to 250 psig
Tech1	6.01m radius x 30mm thick
Tech2	106.91 tonnes
Unit size	-
Unit of measurement	Each
ERC	£1,524,665
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks Spheres Looking like a golf ball on a tee these tanks are often referred to as Horton Spheres, named after one of the major manufacturers of these tanks. This tank design used when large quantities of liquid under pressure are required to be stored and are most common in Refineries or large Chemical Works. Where natural gas is not piped to properties or where pure gas of a specific type is required by the manufacturer a single tank may be employed. The tank has to withstand high pressures and often low temperatures (i.e. up to 1000 psig and down to 253Oc) and this results in steel of 25 mm thickness or greater. (Normal thickness is 28 mm for pressures up to 250 psig). The weight of the sphere is high and this is reflected in the size of the leg supports and foundations. When storing liquids that are corrosive specialist alloys or stainless steel is used in the sphere's construction. Alternatively, a specialised lining (such as fibre glass) may be employed.
Referencing details	Weight of steel = 205.5 kg/m2 per 25 mm thick. Although these spheres are low pressure the thickness of steel in the plates increases due to the increase in the volume of the structure.
Cost information notes	To calculate the cost of a sphere: (a) The diameter to calculate the surface area (4 x 22/7 x r2) (b) The thickness of the plate in mm * (c) Conversion factor 7.85 kg. mm thickness / sq m (d) Cost per tonne of steel Cost excludes supports and foundations Cost = surface area x thickness in mm x 7.85 / 1000 x cost of steel * Low pressure 14 to 18 mm: if not known adopt 16 mm Low pressure 22 to 28 mm: if not known adopt 25 mm High pressure 28 to 38 mm: if not known adopt 35 mm
rateable element	Class 4 Table 4 Tanks (note Class 4 (d)) Class 4 Table 3 Supports (legs) Class 4 Table 3 Foundations.
non rateable element	-
Adjusted Plant and Machinery	Stairways, fire protection, staging, foundations.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	To calculate the cost of the legs: (a) The weight of the legs in tonnes x cost per tonne of steel.
Photo description	Typical examples of a Sphere tank often referred to as a Horton Sphere.
Photo notes	-
Photo1	
Photo2	

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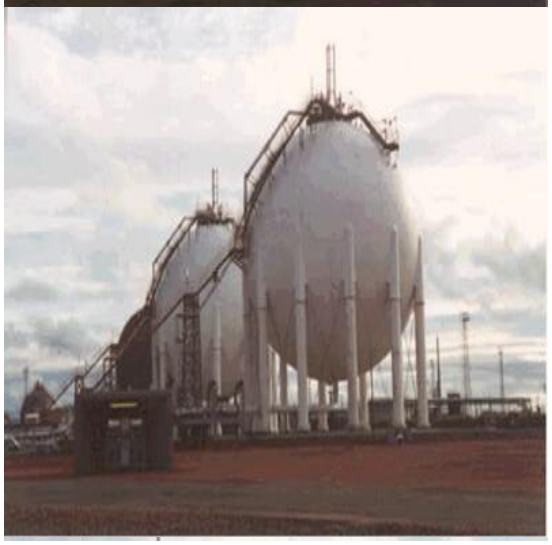
Generic Category	Tanks
CG Code	215B10
Specific	Spheres
Descriptive	Pressures up to 250 psig
Tech1	7.62m radius x 33mm thick
Tech2	189.04 tonnes
Unit size	-
Unit of measurement	Each
ERC	£2,695,936
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks Spheres Looking like a golf ball on a tee these tanks are often referred to as Horton Spheres, named after one of the major manufacturers of these tanks. This tank design used when large quantities of liquid under pressure are required to be stored and are most common in Refineries or large Chemical Works. Where natural gas is not piped to properties or where pure gas of a specific type is required by the manufacturer a single tank may be employed. The tank has to withstand high pressures and often low temperatures (i.e. up to 1000 psig and down to 253Oc) and this results in steel of 25 mm thickness or greater. (Normal thickness is 28 mm for pressures up to 250 psig). The weight of the sphere is high and this is reflected in the size of the leg supports and foundations. When storing liquids that are corrosive specialist alloys or stainless steel is used in the sphere's construction. Alternatively, a specialised lining (such as fibre glass) may be employed.
Referencing details	Weight of steel = 205.5 kg/m2 per 25 mm thick. Although these spheres are low pressure the thickness of steel in the plates increases due to the increase in the volume of the structure.
Cost information notes	To calculate the cost of a sphere: (a) The diameter to calculate the surface area (4 x 22/7 x r2) (b) The thickness of the plate in mm * (c) Conversion factor 7.85 kg. mm thickness / sq m (d) Cost per tonne of steel Cost excludes supports and foundations Cost = surface area x thickness in mm x 7.85 / 1000 x cost of steel * Low pressure 14 to 18 mm: if not known adopt 16 mm Low pressure 22 to 28 mm: if not known adopt 25 mm High pressure 28 to 38 mm: if not known adopt 35 mm
rateable element	Class 4 Table 4 Tanks (note Class 4 (d)) Class 4 Table 3 Supports (legs) Class 4 Table 3 Foundations.
non rateable element	-
Adjusted Plant and Machinery	Stairways, fire protection, staging, foundations.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	To calculate the cost of the legs: (a) The weight of the legs in tonnes x cost per tonne of steel.
Photo description	Typical examples of a Sphere tank often referred to as a Horton Sphere.
Photo notes	-
Photo1	
Photo2	

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Generic Category	Tanks
CG Code	215B11
Specific	Spheres
Descriptive	Pressures up to 250 psig
Tech1	9.14m radius x 36mm thick
Tech2	296.71 tonnes
Unit size	-
Unit of measurement	Each
ERC	£4,231,439
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks Spheres Looking like a golf ball on a tee these tanks are often referred to as Horton Spheres, named after one of the major manufacturers of these tanks. This tank design used when large quantities of liquid under pressure are required to be stored and are most common in Refineries or large Chemical Works. Where natural gas is not piped to properties or where pure gas of a specific type is required by the manufacturer a single tank may be employed. The tank has to withstand high pressures and often low temperatures (i.e. up to 1000 psig and down to 253Oc) and this results in steel of 25 mm thickness or greater. (Normal thickness is 28 mm for pressures up to 250 psig). The weight of the sphere is high and this is reflected in the size of the leg supports and foundations. When storing liquids that are corrosive specialist alloys or stainless steel is used in the sphere's construction. Alternatively, a specialised lining (such as fibre glass) may be employed.
Referencing details	Weight of steel = 205.5 kg/m2 per 25 mm thick. Although these spheres are low pressure the thickness of steel in the plates increases due to the increase in the volume of the structure.
Cost information notes	To calculate the cost of a sphere: (a) The diameter to calculate the surface area (4 x 22/7 x r2) (b) The thickness of the plate in mm * (c) Conversion factor 7.85 kg. mm thickness / sq m (d) Cost per tonne of steel Cost excludes supports and foundations Cost = surface area x thickness in mm x 7.85 / 1000 x cost of steel * Low pressure 14 to 18 mm: if not known adopt 16 mm Low pressure 22 to 28 mm: if not known adopt 25 mm High pressure 28 to 38 mm: if not known adopt 35 mm
rateable element	Class 4 Table 4 Tanks (note Class 4 (d)) Class 4 Table 3 Supports (legs) Class 4 Table 3 Foundations.
non rateable element	-
Adjusted Plant and Machinery	Stairways, fire protection, staging, foundations.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

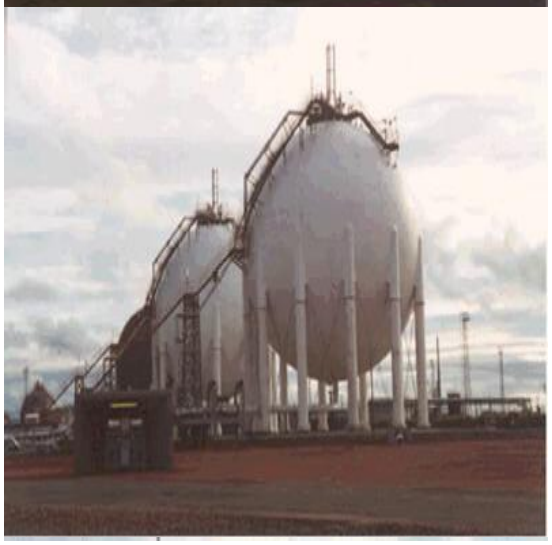
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	To calculate the cost of the legs: (a) The weight of the legs in tonnes x cost per tonne of steel.
Photo description	Typical examples of a Sphere tank often referred to as a Horton Sphere.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Tanks
CG Code	215B12
Specific	Spheres
Descriptive	Pressures up to 250 psig
Tech1	10.67m radius x 38mm thick
Tech2	426.81 tonnes
Unit size	-
Unit of measurement	Each
ERC	£6,086,821
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks Spheres Looking like a golf ball on a tee these tanks are often referred to as Horton Spheres, named after one of the major manufacturers of these tanks. This tank design used when large quantities of liquid under pressure are required to be stored and are most common in Refineries or large Chemical Works. Where natural gas is not piped to properties or where pure gas of a specific type is required by the manufacturer a single tank may be employed. The tank has to withstand high pressures and often low temperatures (i.e. up to 1000 psig and down to 253Oc) and this results in steel of 25 mm thickness or greater. (Normal thickness is 28 mm for pressures up to 250 psig). The weight of the sphere is high and this is reflected in the size of the leg supports and foundations. When storing liquids that are corrosive specialist alloys or stainless steel is used in the sphere's construction. Alternatively, a specialised lining (such as fibre glass) may be employed.
Referencing details	Weight of steel = 205.5 kg/m2 per 25 mm thick. Although these spheres are low pressure the thickness of steel in the plates increases due to the increase in the volume of the structure.
Cost information notes	To calculate the cost of a sphere: (a) The diameter to calculate the surface area (4 x 22/7 x r2) (b) The thickness of the plate in mm * (c) Conversion factor 7.85 kg. mm thickness / sq m (d) Cost per tonne of steel Cost = surface area x thickness in mm x 7.85 / 1000 x cost of steel * Low pressure 14 to 18 mm: if not known adopt 16 mm Low pressure 22 to 28 mm: if not known adopt 25 mm High pressure 28 to 38 mm: if not known adopt 35 mm
rateable element	Class 4 Table 4 Tanks (note Class 4 (d)) Class 4 Table 3 Supports (legs) Class 4 Table 3 Foundations.
non rateable element	-
Adjusted Plant and Machinery	Stairways, fire protection, staging, foundations.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

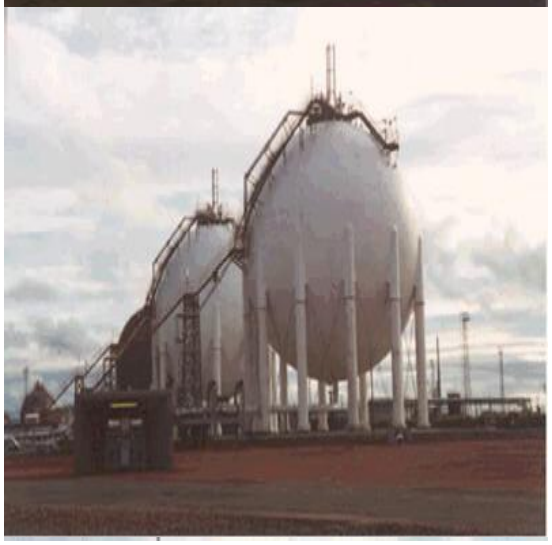
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	To calculate the cost of the legs: (a) The weight of the legs in tonnes x cost per tonne of steel.
Photo description	Typical examples of a Sphere tank often referred to as a Horton Sphere.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Tanks
CG Code	215G09
Specific	Vertical (Cylindrical)
Descriptive	Stainless Steel; SS304 = Mixed Products
Tech1	Flat Bottom; 3mm plate
Tech2	1.6m diam x 4m ht x 0.58 tonnes
Unit size	-
Unit of measurement	Each
ERC	£17,531
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	This type of tank is usually intended for processed product storage and normally does not exceed 25,000 cu m in volume. They may hold contain either food products (e.g. milk, beer) or aggressive chemicals like dilute acids or alkalis. Such tanks are usually found on commercial tank farms together with individual tanks or clusters of tanks on a range of industrial sites, including chemical works, food manufacturing and breweries. Generally all stainless steel, these tanks are similar in construction and design to mild steel fixed-head tanks. However, their weight pro rata to steel thickness is greater and careful referencing of foundation detail is required. They are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base. The costs provided in this Cost Guide are for fixed head tanks - roofs are conical or domed and self-supporting, being made of 5 mm stainless steel plates welded at the edges. These tanks are usually purpose designed by the operator and built to their specification. The design life is at minimum 30 years , so whilst they are initially more expensive to purchase than equivalent mild steel tanks their maintenance costs are lower. Stainless steel contains a high percentage of nickel, the market price of which will often vary according to a pattern different from that of steel. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use, whilst any of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably . Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid storage tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is that of a typical tank in this

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation, structural stairways, catwalks, between tank walkways, et cetera. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	Cost Information Notes: The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2 (v)
non rateable element	If Class 2 proviso applies Whole if under Class 4 and Class 4(d) limitation applies i.e. does not exceed 400m3 and is readily capable of being moved without substantial demolition to surrounding structures.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Firewater tank with skirt support. Door entry to pump area. Photo 2 - Potable water carbon steel tank.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215G10
Specific	Vertical (Cylindrical)
Descriptive	Stainless Steel; SS316 = Food products or highly corrosive
Tech1	Flat Bottom; 3mm plate
Tech2	1.6m diam x 4m ht x 0.58 tonnes
Unit size	-
Unit of measurement	Each
ERC	£19,985
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	This type of tank is usually intended for processed product storage and normally does not exceed 25,000 cu m in volume. They may hold contain either food products (e.g. milk, beer) or aggressive chemicals like dilute acids or alkalis. Such tanks are usually found on commercial tank farms together with individual tanks or clusters of tanks on a range of industrial sites, including chemical works, food manufacturing and breweries. Generally all stainless steel, these tanks are similar in construction and design to mild steel fixed-head tanks. However, their weight pro rata to steel thickness is greater and careful referencing of foundation detail is required. They are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base. The costs provided in this Cost Guide are for fixed head tanks - roofs are conical or domed and self-supporting, being made of 5 mm stainless steel plates welded at the edges. These tanks are usually purpose designed by the operator and built to their specification. The design life is at minimum 30 years , so whilst they are initially more expensive to purchase than equivalent mild steel tanks their maintenance costs are lower. Stainless steel contains a high percentage of nickel, the market price of which will often vary according to a pattern different from that of steel. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use, whilst any of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably . Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid storage tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is that of a typical tank in this

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation, structural stairways, catwalks, between tank walkways, et cetera. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	Cost Information Notes: The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2 (v)
non rateable element	If Class 2 proviso applies Whole if under Class 4 and Class 4(d) limitation applies i.e. does not exceed 400m3 and is readily capable of being moved without substantial demolition to surrounding structures.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Firewater tank with skirt support. Door entry to pump area. Photo 2 - Potable water carbon steel tank.
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215G11
Specific	Vertical (Cylindrical)
Descriptive	Stainless Steel; SS304 = Mixed Products
Tech1	Flat Bottom; 4mm plate
Tech2	2.4m diam x 5.75m ht x 1.75 tonnes
Unit size	-
Unit of measurement	Each
ERC	£41,999
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	This type of tank is usually intended for processed product storage and normally does not exceed 25,000 cu m in volume. They may hold contain either food products (e.g. milk, beer) or aggressive chemicals like dilute acids or alkalis. Such tanks are usually found on commercial tank farms together with individual tanks or clusters of tanks on a range of industrial sites, including chemical works, food manufacturing and breweries. Generally all stainless steel, these tanks are similar in construction and design to mild steel fixed-head tanks. However, their weight pro rata to steel thickness is greater and careful referencing of foundation detail is required. They are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base. The costs provided in this Cost Guide are for fixed head tanks - roofs are conical or domed and self-supporting, being made of 5 mm stainless steel plates welded at the edges. These tanks are usually purpose designed by the operator and built to their specification. The design life is at minimum 30 years , so whilst they are initially more expensive to purchase than equivalent mild steel tanks their maintenance costs are lower. Stainless steel contains a high percentage of nickel, the market price of which will often vary according to a pattern different from that of steel. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use, whilst any of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably . Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid storage tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is that of a typical tank in this

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation, structural stairways, catwalks, between tank walkways, et cetera. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	Cost Information Notes: The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2 (v)
non rateable element	If Class 2 proviso applies Whole if under Class 4 and Class 4(d) limitation applies i.e. does not exceed 400m3 and is readily capable of being moved without substantial demolition to surrounding structures.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Firewater tank with skirt support. Door entry to pump area. Photo 2 - Potable water carbon steel tank.
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215G12
Specific	Vertical (Cylindrical)
Descriptive	Stainless Steel; SS316 = Food products or highly corrosive
Tech1	Flat Bottom; 4mm plate
Tech2	2.4m diam x 5.75m ht x 1.75 tonnes
Unit size	-
Unit of measurement	Each
ERC	£49,450
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	This type of tank is usually intended for processed product storage and normally does not exceed 25,000 cu m in volume. They may hold contain either food products (e.g. milk, beer) or aggressive chemicals like dilute acids or alkalis. Such tanks are usually found on commercial tank farms together with individual tanks or clusters of tanks on a range of industrial sites, including chemical works, food manufacturing and breweries. Generally all stainless steel, these tanks are similar in construction and design to mild steel fixed-head tanks. However, their weight pro rata to steel thickness is greater and careful referencing of foundation detail is required. They are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base. The costs provided in this Cost Guide are for fixed head tanks - roofs are conical or domed and self-supporting, being made of 5 mm stainless steel plates welded at the edges. These tanks are usually purpose designed by the operator and built to their specification. The design life is at minimum 30 years , so whilst they are initially more expensive to purchase than equivalent mild steel tanks their maintenance costs are lower. Stainless steel contains a high percentage of nickel, the market price of which will often vary according to a pattern different from that of steel. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use, whilst any of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably . Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid storage tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is that of a typical tank in this

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation, structural stairways, catwalks, between tank walkways, et cetera. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	Cost Information Notes: The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2 (v)
non rateable element	If Class 2 proviso applies Whole if under Class 4 and Class 4(d) limitation applies i.e. does not exceed 400m3 and is readily capable of being moved without substantial demolition to surrounding structures.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Firewater tank with skirt support. Door entry to pump area. Photo 2 - Potable water carbon steel tank.
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215G13
Specific	Vertical (Cylindrical)
Descriptive	Stainless Steel; SS304 = Mixed Products
Tech1	Flat Bottom; 5mm plate
Tech2	3.2m diam x 7.8m ht x 3.78 tonnes
Unit size	-
Unit of measurement	Each
ERC	£104,586
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	This type of tank is usually intended for processed product storage and normally does not exceed 25,000 cu m in volume. They may hold contain either food products (e.g. milk, beer) or aggressive chemicals like dilute acids or alkalis. Such tanks are usually found on commercial tank farms together with individual tanks or clusters of tanks on a range of industrial sites, including chemical works, food manufacturing and breweries. Generally all stainless steel, these tanks are similar in construction and design to mild steel fixed-head tanks. However, their weight pro rata to steel thickness is greater and careful referencing of foundation detail is required. They are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base. The costs provided in this Cost Guide are for fixed head tanks - roofs are conical or domed and self-supporting, being made of 5 mm stainless steel plates welded at the edges. These tanks are usually purpose designed by the operator and built to their specification. The design life is at minimum 30 years , so whilst they are initially more expensive to purchase than equivalent mild steel tanks their maintenance costs are lower. Stainless steel contains a high percentage of nickel, the market price of which will often vary according to a pattern different from that of steel. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use, whilst any of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably . Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid storage tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is that of a typical tank in this

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation, structural stairways, catwalks, between tank walkways, et cetera. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	Cost Information Notes: The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2 (v)
non rateable element	If Class 2 proviso applies Whole if under Class 4 and Class 4(d) limitation applies i.e. does not exceed 400m3 and is readily capable of being moved without substantial demolition to surrounding structures.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Firewater tank with skirt support. Door entry to pump area. Photo 2 - Potable water carbon steel tank.
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215G14
Specific	Vertical (Cylindrical)
Descriptive	Stainless Steel; SS316 = Food products or highly corrosive
Tech1	Flat Bottom; 5mm plate
Tech2	3.2m diam x 7.8m ht x 3.78 tonnes
Unit size	-
Unit of measurement	Each
ERC	£120,846
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	This type of tank is usually intended for processed product storage and normally does not exceed 25,000 cu m in volume. They may hold contain either food products (e.g. milk, beer) or aggressive chemicals like dilute acids or alkalis. Such tanks are usually found on commercial tank farms together with individual tanks or clusters of tanks on a range of industrial sites, including chemical works, food manufacturing and breweries. Generally all stainless steel, these tanks are similar in construction and design to mild steel fixed-head tanks. However, their weight pro rata to steel thickness is greater and careful referencing of foundation detail is required. They are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base. The costs provided in this Cost Guide are for fixed head tanks - roofs are conical or domed and self-supporting, being made of 5 mm stainless steel plates welded at the edges. These tanks are usually purpose designed by the operator and built to their specification. The design life is at minimum 30 years , so whilst they are initially more expensive to purchase than equivalent mild steel tanks their maintenance costs are lower. Stainless steel contains a high percentage of nickel, the market price of which will often vary according to a pattern different from that of steel. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use, whilst any of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably . Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid storage tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is that of a typical tank in this

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation, structural stairways, catwalks, between tank walkways, et cetera. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	Cost Information Notes: The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2 (v)
non rateable element	If Class 2 proviso applies Whole if under Class 4 and Class 4(d) limitation applies i.e. does not exceed 400m3 and is readily capable of being moved without substantial demolition to surrounding structures.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Firewater tank with skirt support. Door entry to pump area. Photo 2 - Potable water carbon steel tank.
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215G15
Specific	Vertical (Cylindrical)
Descriptive	Stainless Steel; SS304 = Mixed Products
Tech1	Flat Bottom; 5mm plate
Tech2	3.82m diam x 9.4m ht x 5.45 tonnes
Unit size	-
Unit of measurement	Each
ERC	£134,080
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	This type of tank is usually intended for processed product storage and normally does not exceed 25,000 cu m in volume. They may hold contain either food products (e.g. milk, beer) or aggressive chemicals like dilute acids or alkalis. Such tanks are usually found on commercial tank farms together with individual tanks or clusters of tanks on a range of industrial sites, including chemical works, food manufacturing and breweries. Generally all stainless steel, these tanks are similar in construction and design to mild steel fixed-head tanks. However, their weight pro rata to steel thickness is greater and careful referencing of foundation detail is required. They are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base. The costs provided in this Cost Guide are for fixed head tanks - roofs are conical or domed and self-supporting, being made of 5 mm stainless steel plates welded at the edges. These tanks are usually purpose designed by the operator and built to their specification. The design life is at minimum 30 years , so whilst they are initially more expensive to purchase than equivalent mild steel tanks their maintenance costs are lower. Stainless steel contains a high percentage of nickel, the market price of which will often vary according to a pattern different from that of steel. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use, whilst any of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably . Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid storage tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is that of a typical tank in this

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation, structural stairways, catwalks, between tank walkways, et cetera. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	Cost Information Notes: The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2 (v)
non rateable element	If Class 2 proviso applies Whole if under Class 4 and Class 4(d) limitation applies i.e. does not exceed 400m3 and is readily capable of being moved without substantial demolition to surrounding structures.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Firewater tank with skirt support. Door entry to pump area. Photo 2 - Potable water carbon steel tank.
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215G16
Specific	Vertical (Cylindrical)
Descriptive	Stainless Steel; SS316 = Food products or highly corrosive
Tech1	Flat Bottom; 5mm plate
Tech2	3.82m diam x 9.4m ht x 5.45 tonnes
Unit size	-
Unit of measurement	Each
ERC	£151,911
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	This type of tank is usually intended for processed product storage and normally does not exceed 25,000 cu m in volume. They may hold contain either food products (e.g. milk, beer) or aggressive chemicals like dilute acids or alkalis. Such tanks are usually found on commercial tank farms together with individual tanks or clusters of tanks on a range of industrial sites, including chemical works, food manufacturing and breweries. Generally all stainless steel, these tanks are similar in construction and design to mild steel fixed-head tanks. However, their weight pro rata to steel thickness is greater and careful referencing of foundation detail is required. They are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base. The costs provided in this Cost Guide are for fixed head tanks - roofs are conical or domed and self-supporting, being made of 5 mm stainless steel plates welded at the edges. These tanks are usually purpose designed by the operator and built to their specification. The design life is at minimum 30 years , so whilst they are initially more expensive to purchase than equivalent mild steel tanks their maintenance costs are lower. Stainless steel contains a high percentage of nickel, the market price of which will often vary according to a pattern different from that of steel. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use, whilst any of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably . Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid storage tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is that of a typical tank in this

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation, structural stairways, catwalks, between tank walkways, et cetera. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	Cost Information Notes: The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2 (v)
non rateable element	If Class 2 proviso applies Whole if under Class 4 and Class 4(d) limitation applies i.e. does not exceed 400m3 and is readily capable of being moved without substantial demolition to surrounding structures.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Firewater tank with skirt support. Door entry to pump area. Photo 2 - Potable water carbon steel tank.
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215G17
Specific	Vertical (Cylindrical)
Descriptive	Stainless Steel; SS304 = Mixed Products
Tech1	Flat Bottom; 5mm plate
Tech2	4.2m diam x 13.9m ht x 8.4 tonnes
Unit size	-
Unit of measurement	Each
ERC	£198,607
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	This type of tank is usually intended for processed product storage and normally does not exceed 25,000 cu m in volume. They may hold contain either food products (e.g. milk, beer) or aggressive chemicals like dilute acids or alkalis. Such tanks are usually found on commercial tank farms together with individual tanks or clusters of tanks on a range of industrial sites, including chemical works, food manufacturing and breweries. Generally all stainless steel, these tanks are similar in construction and design to mild steel fixed-head tanks. However, their weight pro rata to steel thickness is greater and careful referencing of foundation detail is required. They are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base. The costs provided in this Cost Guide are for fixed head tanks - roofs are conical or domed and self-supporting, being made of 5 mm stainless steel plates welded at the edges. These tanks are usually purpose designed by the operator and built to their specification. The design life is at minimum 30 years , so whilst they are initially more expensive to purchase than equivalent mild steel tanks their maintenance costs are lower. Stainless steel contains a high percentage of nickel, the market price of which will often vary according to a pattern different from that of steel. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use, whilst any of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably . Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid storage tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is that of a typical tank in this

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation, structural stairways, catwalks, between tank walkways, et cetera. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	Cost Information Notes: The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2 (v)
non rateable element	If Class 2 proviso applies Whole if under Class 4 and Class 4(d) limitation applies i.e. does not exceed 400m3 and is readily capable of being moved without substantial demolition to surrounding structures.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Firewater tank with skirt support. Door entry to pump area. Photo 2 - Potable water carbon steel tank.
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215G18
Specific	Vertical (Cylindrical)
Descriptive	Stainless Steel; SS316 = Food products or highly corrosive
Tech1	Flat Bottom; 5mm plate
Tech2	4.2m diam x 13.9m ht x 8.4 tonnes
Unit size	-
Unit of measurement	Each
ERC	£230,137
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	This type of tank is usually intended for processed product storage and normally does not exceed 25,000 cu m in volume. They may hold contain either food products (e.g. milk, beer) or aggressive chemicals like dilute acids or alkalis. Such tanks are usually found on commercial tank farms together with individual tanks or clusters of tanks on a range of industrial sites, including chemical works, food manufacturing and breweries. Generally all stainless steel, these tanks are similar in construction and design to mild steel fixed-head tanks. However, their weight pro rata to steel thickness is greater and careful referencing of foundation detail is required. They are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base. The costs provided in this Cost Guide are for fixed head tanks - roofs are conical or domed and self-supporting, being made of 5 mm stainless steel plates welded at the edges. These tanks are usually purpose designed by the operator and built to their specification. The design life is at minimum 30 years , so whilst they are initially more expensive to purchase than equivalent mild steel tanks their maintenance costs are lower. Stainless steel contains a high percentage of nickel, the market price of which will often vary according to a pattern different from that of steel. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use, whilst any of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably . Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid storage tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is that of a typical tank in this

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation, structural stairways, catwalks, between tank walkways, et cetera. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	Cost Information Notes: The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2 (v)
non rateable element	If Class 2 proviso applies Whole if under Class 4 and Class 4(d) limitation applies i.e. does not exceed 400m3 and is readily capable of being moved without substantial demolition to surrounding structures.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Firewater tank with skirt support. Door entry to pump area. Photo 2 - Potable water carbon steel tank.
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215P01
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS304
Tech1	Commercial Tank Farms - Specialised
Tech2	500m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£1,260
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 proviso applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215P03
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS304
Tech1	Commercial Tank Farms - Specialised
Tech2	750m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£1,025
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 proviso applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215P05
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS304
Tech1	Commercial Tank Farms - Specialised
Tech2	1000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£906
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 proviso applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215P07
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS304
Tech1	Commercial Tank Farms - Specialised
Tech2	1250m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£788
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 proviso applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215P09
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS304
Tech1	Commercial Tank Farms - Specialised
Tech2	1500m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£705
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 proviso applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215P11
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS304
Tech1	Commercial Tank Farms - Specialised
Tech2	1750m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£666
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 proviso applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215P13
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS304
Tech1	Commercial Tank Farms - Specialised
Tech2	2000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£627
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 proviso applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215P15
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS304
Tech1	Commercial Tank Farms - Specialised
Tech2	2250m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£588
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 proviso applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215P17
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS304
Tech1	Commercial Tank Farms - Specialised
Tech2	2500m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£557
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 proviso applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215P19
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS304
Tech1	Commercial Tank Farms - Specialised
Tech2	2750m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£543
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 proviso applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215P21
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS304
Tech1	Commercial Tank Farms - Specialised
Tech2	3000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£528
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 proviso applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215P23
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS304
Tech1	Commercial Tank Farms - Specialised
Tech2	3500m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£491
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 proviso applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215P25
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS304
Tech1	Commercial Tank Farms - Specialised
Tech2	4000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£462
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 proviso applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215P27
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS304
Tech1	Commercial Tank Farms - Specialised
Tech2	5000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£420
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 proviso applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215P29
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS304
Tech1	Commercial Tank Farms - Specialised
Tech2	6000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£385
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 proviso applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215P31
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS304
Tech1	Commercial Tank Farms - Specialised
Tech2	7000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£349
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 proviso applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215P33
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS304
Tech1	Commercial Tank Farms - Specialised
Tech2	8000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£321
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 proviso applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215P35
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS304
Tech1	Commercial Tank Farms - Specialised
Tech2	9000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£303
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 proviso applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215P37
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS304
Tech1	Commercial Tank Farms - Specialised
Tech2	10000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£296
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 proviso applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215P39
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS304
Tech1	Commercial Tank Farms - Specialised
Tech2	11000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£289
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 proviso applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215P41
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS304
Tech1	Commercial Tank Farms - Specialised
Tech2	12000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£279
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 proviso applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215P43
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS304
Tech1	Commercial Tank Farms - Specialised
Tech2	13000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£273
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 proviso applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215P45
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS304
Tech1	Commercial Tank Farms - Specialised
Tech2	14000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£266
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 proviso applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215P47
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS304
Tech1	Commercial Tank Farms - Specialised
Tech2	15000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£262
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 proviso applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215P49
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS304
Tech1	Commercial Tank Farms - Specialised
Tech2	16000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£254
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 proviso applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215P51
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS304
Tech1	Commercial Tank Farms - Specialised
Tech2	17000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£253
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 proviso applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215P53
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS304
Tech1	Commercial Tank Farms - Specialised
Tech2	20000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£242
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 proviso applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215P55
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS304
Tech1	Commercial Tank Farms - Specialised
Tech2	25000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£237
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 proviso applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215P02
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS316
Tech1	Commercial Tank Farms - Specialised
Tech2	500m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£1,252
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 proviso applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215P04
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS316
Tech1	Commercial Tank Farms - Specialised
Tech2	750m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£1,098
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 proviso applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215P06
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS316
Tech1	Commercial Tank Farms - Specialised
Tech2	1000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£986
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 proviso applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215P08
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS316
Tech1	Commercial Tank Farms - Specialised
Tech2	1250m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£859
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 proviso applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215P10
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS316
Tech1	Commercial Tank Farms - Specialised
Tech2	1500m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£769
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 proviso applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215P12
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS316
Tech1	Commercial Tank Farms - Specialised
Tech2	1750m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£725
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 proviso applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215P14
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS316
Tech1	Commercial Tank Farms - Specialised
Tech2	2000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£683
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 proviso applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215P16
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS316
Tech1	Commercial Tank Farms - Specialised
Tech2	2250m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£642
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 proviso applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215P18
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS316
Tech1	Commercial Tank Farms - Specialised
Tech2	2500m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£606
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 proviso applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215P20
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS316
Tech1	Commercial Tank Farms - Specialised
Tech2	2750m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£593
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 proviso applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215P22
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS316
Tech1	Commercial Tank Farms - Specialised
Tech2	3000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£574
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 proviso applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215P24
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS316
Tech1	Commercial Tank Farms - Specialised
Tech2	3500m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£537
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 provision applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215P26
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS316
Tech1	Commercial Tank Farms - Specialised
Tech2	4000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£504
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 provision applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215P28
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS316
Tech1	Commercial Tank Farms - Specialised
Tech2	5000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£458
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

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Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 provision applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215P30
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS316
Tech1	Commercial Tank Farms - Specialised
Tech2	6000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£419
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

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Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 provision applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215P32
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS316
Tech1	Commercial Tank Farms - Specialised
Tech2	7000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£380
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 provision applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215P34
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS316
Tech1	Commercial Tank Farms - Specialised
Tech2	8000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£349
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

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Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 provision applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215P36
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS316
Tech1	Commercial Tank Farms - Specialised
Tech2	9000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£330
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

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Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 provision applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
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Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215P38
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS316
Tech1	Commercial Tank Farms - Specialised
Tech2	10000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£322
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 provision applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215P40
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS316
Tech1	Commercial Tank Farms - Specialised
Tech2	11000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£315
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 provision applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215P42
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS316
Tech1	Commercial Tank Farms - Specialised
Tech2	12000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£305
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 provision applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215P44
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS316
Tech1	Commercial Tank Farms - Specialised
Tech2	13000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£298
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 provision applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tanks
CG Code	215P46
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS316
Tech1	Commercial Tank Farms - Specialised
Tech2	14000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£288
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 provision applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215P48
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS316
Tech1	Commercial Tank Farms - Specialised
Tech2	15000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£286
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is
Referencing details	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	If under Class 2, whole if Class 2 provision applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.

non rateable element	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Adjusted Plant and Machinery	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-
Photo1	

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215P50
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS316
Tech1	Commercial Tank Farms - Specialised
Tech2	16000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£279
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 provision applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215P52
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS316
Tech1	Commercial Tank Farms - Specialised
Tech2	17000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£275
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 provision applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215P54
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS316
Tech1	Commercial Tank Farms - Specialised
Tech2	20000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£264
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 provision applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Tanks
CG Code	215P56
Specific	Stainless Steel
Descriptive	Vertical Fixed Head - SS316
Tech1	Commercial Tank Farms - Specialised
Tech2	25000m³
Unit size	Per cubic metre
Unit of measurement	m3
ERC	£257
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Tanks found on Commercial Tank Farms and Fuel Depots together with Individual Tanks or clusters of tanks on Major Food Establishments or breweries. They are generally an all stainless steel construction. The tanks are similar in construction to mild steel tanks and similar in design. Their weight pro rata of steel thickness is greater and careful referencing of foundation detail is required. These tanks are usually erected on site built over an existing bit sand foundation (formed under the tank base plate). The bit sand cone is usually formed on an over site concrete base (e.g. 150 mm). This type of tank is intended for processed product storage and normally do not exceed 20,000 cu m in volume. They usually contain either food products i.e. milk, beer, or, aggressive chemicals i.e. dilute acids or alkalis. It is unusual to find in this category floating head tanks. The costs are for fixed head tanks. Fixed roofs are conical and self-supporting made of 5 mm stainless steel plates welded at the edges. The tanks are purpose designed by the tank farm operator and built to their specification. For smaller flat bottomed tanks found in smaller industrial units see 215G09. The design life is at minimum 30 years and their second hand life is long, therefore they are initially more expensive to purchase but having less maintenance than equivalent mild steel tanks. Stainless steel contains a high percentage of nickel. Nickel is a product quoted on the commercial markets and has a high fluctuation in exchange rates. There are a few large tank manufacturers who are able to buy stainless steel when the price is low and stockpile large plates for future use. Many of the smaller companies have limited stocks and often buy to order. The price of individual items can therefore vary considerably. Working with stainless steel is harder than with mild steel and thus where shapes and designs are complex the cost increases dramatically. For Bulk Liquid Storage Tanks (as found on commercial tank farms) the assumption is that they have been purchased from a leading stainless steel manufacturer and that the design is

Referencing details	Costs do not include for Bitsand foundations, concrete/pile foundations, heating coils, insulation (Rockwood), structural stairways, catwalks, between tank walkways, etc. Stairways that are structures in their own right should be rated (costed and valued) following Class 4 Table 3 stairways. These stairways are for example where spot brackets welded to the tank support the item. In the case where every rung of the staircase is welded to the tank these staircases are NOT rateable as they are not staircases in their own right (Class 4 Table 3) and they do not form an integral part of such an item see Class 4 (b) i.e. they are not part of the structure of the tank. Stairways are usually mild steel, which has been galvanised.
Cost information notes	The Cost figures are for Stainless Steel tanks having up to 6 mm thick bottom plates. The scales are suitable to tanks having bottom plate thicknesses of between 5 mm and 8 mm. Tanks with bottom plates of + 8 mm thickness may have an addition of up to 40% to account for extra costs.
rateable element	Tanks - Class 4, Table 4 Class 2(d) Draining (e) Supplying Water (f) Protection from hazards. List of accessories 1 and 2.
non rateable element	If under Class 2, whole if Class 2 provision applies - other than. If under Class 4 Heating coils, Rockwood insulation, paddles.
Adjusted Plant and Machinery	Foundations, catwalks, bunds, structural staircases, piles, fire protection equipment, high-level walkways.
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Bulk liquid storage tanks Photo 2 - Chemical storage tanks
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Tennis centres
CG Code	53U00B
Specific	Indoor
Descriptive	Steel Frame Profile Metal Sheet Cladding
Tech1	Average Quality
Tech2	Single Storey Purpose Built
Unit size	m2
Unit of measurement	m2
ERC	£935
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Indoor Tennis block based on the MODERN DAY EQUIVALENT. SINGLE STOREY - Construction specification includes Reinforced Concrete beam foundations with some retaining walls, steel frame, specialist sub-base, metal cladding (incl roof lights), elements of curtain walling (rain screen cladding) albeit other doors are metal louvered PCC. Internally the walls will be plastered with the exception of the courts which are painted black. Floor finishes include carpet vinyl with an acrylic surface in places. Ceilings are a mixture of plasterboard MF suspended ceilings to non court areas. Cubicles will be provided as part of the FFE. Services include sanitary ware, gas LTHW central heating, cooling ventilation, electrics, alarms, CCTV, data cables building maintenance system. An allowance for roller Shutters has also been included. This specification is reflective of the community use facilities being constructed by Local Authorities and private clubs open to the public. Specification differences are not uncommon thus a figure 10% either way should be anticipated. However, due to the high level of M&E installed in this beacon, where the facility is constructed at a small club level where BMS, cooling data cabling has not been installed, specification differences of 10-15% should be expected. Please note : Whilst the tennis hall part of the building will be a single storey building, it will be a double height - circa 6.0m.
Referencing details	-
Cost information notes	All costs exclude External Works.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	The plant and machinery listed in the description has been included in this costing
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Indoor Tennis Centre
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Tennis centres
CG Code	53U00G
Specific	Indoor
Descriptive	Steel Frame Profile Metal Sheet Cladding
Tech1	Average Quality - 6 Courts
Tech2	Two storey purpose built (second floor provision for Fitness suite or viewing gallery).
Unit size	m2
Unit of measurement	m2
ERC	£958
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Indoor Tennis block based on the MODERN DAY EQUIVALENT. TWO STOREY (In part) - Construction specification include RC beam foundations with some retaining walls, steel frame specialist sub-base, metal cladding (incl roof lights), elements of curtain walling (rain screen cladding) albeit other doors are metal louvered PCC. Precast upper floors (incl screed). Internally the walls will be plastered with the exception of the courts which are painted black. Floor finishes include carpet vinyl with an acrylic surface in places. Ceilings are a mixture of plasterboard MF suspended ceilings to non court areas. Cubicles will be provided as part of the FFE. Services include sanitary ware, gas LTHW central heating, cooling ventilation, electrics, alarms, CCTV, data cables building maintenance system. A Lift has been included. The rate includes an allowance for roller Shutters. This specification is reflective of the community use facilities being constructed by local authorities private clubs open to the public. Specification differences are not uncommon thus a figure 10% either way should be anticipated. However, due to the high level of M&E installed in this beacon, where the facility is constructed at a small club level where BMS, cooling data cabling has not been installed, specification differences of 10-15% should be expected. Due to the specification and similarity in terms of construction e.g. flooring and glazed screen provision etc., the rate stated would permit either a second floor viewing gallery or a cat A fit out of a fitness suite. No loose FFE or fitness equipment would be included in the rate. Please note : Whilst the tennis centre is 2 storey, the actual tennis hall is likely to be a single storey of double height i.e. circa 6m tall.
Referencing details	-
Cost information notes	All costs exclude External Works.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	The plant and machinery listed in the description has been included in this costing

Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Tennis centre with fitness suite
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Tennis centres
CG Code	53U21A
Specific	Playing surfaces
Descriptive	Grass surface, built to the international tennis association guidance.
Tech1	1 court
Tech2	36.58m x 18.29m (669m2)
Unit size	Each
Unit of measurement	Each
ERC	£36,780
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Construction : Excavation (250mm topsoil / 100mm sub-base), with disposal off site. 50mm blinding layer of sand to separate topsoil from foundation layer. Surface includes 100mm sub base of imported (clay loam - loam) fill and 250mm of topsoil with recommended tennis mix lawn seed (50g per m2). No precast concrete edging to encourage natural drainage. Rate includes 2.75mm weld mesh fencing - 2.75m high including posts set into concrete (1 single gate). Perimeter soak away drainage with a catch pit solid pipe to outfall (Allowance of 20m).
Referencing details	-
Cost information notes	The cost does not include any allowance of drainage attenuation and it is assumed a permanent drainage connection will be within 20m of the edge of the site. It is assumed a relatively level site has been used, thus extensive cut fill will not be included within the figure.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	The rate includes a 100mm imported sub-base allowance. If ground conditions permit and this can be omitted, the cost reduces using code 53U21V1

Photo description Typical grass tennis courts

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Tennis centres
CG Code	53U21F
Specific	Playing surfaces
Descriptive	Grass surface, built to the international tennis association guidance.
Tech1	2 courts
Tech2	36.58m x 33.53m (1227m2)
Unit size	Each
Unit of measurement	Each
ERC	£59,926
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Construction : Excavation (250mm topsoil / 100mm sub-base), with disposal off site. 50mm blinding layer of sand to separate topsoil from foundation layer. Surface includes 100mm sub base of imported (clay loam - loam) fill and 250mm of topsoil with recommended tennis mix lawn seed (50g per m2). No precast concrete edging to encourage natural drainage. Rate includes 2.75mm weld mesh fencing - 2.75m high including posts set into concrete (1 single gate). Perimeter soak away drainage with a catch pit solid pipe to outfall (Allowance of 20m).
Referencing details	-
Cost information notes	The cost does not include any allowance of drainage attenuation and it is assumed a permanent drainage connection will be within 20m of the edge of the site. It is assumed a relatively level site has been used, thus extensive cut fill will not be included within the figure.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	The rate includes a 100mm imported sub-base allowance. If ground conditions permit and this can be omitted, the cost reduces using code 53U21V2

Photo description Typical grass tennis courts

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Tennis centres
CG Code	53U21K
Specific	Playing surfaces
Descriptive	Grass surface, built to the international tennis association guidance.
Tech1	3 courts
Tech2	36.58m x 48.77m (1784m2)
Unit size	Each
Unit of measurement	Each
ERC	£94,854
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Construction : Excavation (250mm topsoil / 100mm sub-base), with disposal off site. 50mm blinding layer of sand to separate topsoil from foundation layer. Surface includes 100mm sub base of imported (clay loam - loam) fill and 250mm of topsoil with recommended tennis mix lawn seed (50g per m2). No precast concrete edging to encourage natural drainage. Rate includes 2.75mm weld mesh fencing - 2.75m high including posts set into concrete (1 single gate). Perimeter soak away drainage with a catch pit solid pipe to outfall (Allowance of 20m).
Referencing details	-
Cost information notes	The cost does not include any allowance of drainage attenuation and it is assumed a permanent drainage connection will be within 20m of the edge of the site. It is assumed a relatively level site has been used, thus extensive cut fill will not be included within the figure.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	The rate includes a 100mm imported sub-base allowance. If ground conditions permit and this can be omitted, the cost reduces using code 53U21V3

Photo description Typical grass tennis courts

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Tennis centres
CG Code	53U21P
Specific	Playing surfaces
Descriptive	Grass surface, built to the international tennis association guidance.
Tech1	4 courts
Tech2	36.58m x 64.01m (2342m2)
Unit size	Each
Unit of measurement	Each
ERC	£106,225
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Construction : Excavation (250mm topsoil / 100mm sub-base), with disposal off site. 50mm blinding layer of sand to separate topsoil from foundation layer. Surface includes 100mm sub base of imported (clay loam - loam) fill and 250mm of topsoil with recommended tennis mix lawn seed (50g per m2). No precast concrete edging to encourage natural drainage. Rate includes 2.75mm weld mesh fencing - 2.75m high including posts set into concrete (1 single gate). Perimeter soak away drainage with a catch pit solid pipe to outfall (Allowance of 20m).
Referencing details	-
Cost information notes	The cost does not include any allowance of drainage attenuation and it is assumed a permanent drainage connection will be within 20m of the edge of the site. It is assumed a relatively level site has been used, thus extensive cut fill will not be included within the figure.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	The rate includes a 100mm imported sub-base allowance. If ground conditions permit and this can be omitted, the cost reduces using code 53U21V4

Photo description Typical grass tennis courts

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Tennis centres
CG Code	53U30A
Specific	Playing surfaces
Descriptive	Hard surface, built to SEPCA standards.
Tech1	1 court
Tech2	36.58m x 18.29m (669m2)
Unit size	Each
Unit of measurement	Each
ERC	£49,310
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Please note this is a modern day equivalent and reflects a sustainable specification which is currently being constructed in most modern day facilities. Construction: Excavation (topsoil / sub-base), with disposal off site. Geotextile membrane with 150mm Type 1 stone. Final surface (laid by hand); 65mm porous macadam (40mm depth with 20mm nominal aggregate / 25mm depth with 6mm aggregate). Precast concrete edging. Rate includes 2.75mm weld mesh fencing - 2.75m high including posts set into concrete (1 single gate). Perimeter soak away drainage with a catch pit solid pipe to outfall (allowance of 20m).
Referencing details	-
Cost information notes	The cost does not include any allowance of drainage attenuation and it is assumed a permanent drainage connection will be within 20m of the edge of the site. It is assumed a relatively level site has been used, thus extensive cut fill will not be included within the figure.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations If constructed to Sport England standard for Tennis Courts (as opposed to SEPCA), it is noted they require 300mm Type 3 sub-base. The different sub-base specification increases the cost udsing code 53U30V1. Type 3 is a free draining material required under hard surfaces and complies with SUDS requirements.

Photo description Typical hard surface tennis courts

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Tennis centres
CG Code	53U30F
Specific	Playing Surfaces
Descriptive	Hard surface, built to SEPCA standards.
Tech1	2 courts
Tech2	36.58m x 33.53m (1227m2)
Unit size	Each
Unit of measurement	Each
ERC	£72,510
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	This is a modern day equivalent and reflects a sustainable specification which is currently being constructed in most modern day facilities. Construction: Excavation (topsoil / sub-base), with disposal off site. Geotextile membrane with 150mm Type 1 stone. Final surface (laid by hand); 65mm porous macadam (40mm depth with 20mm nominal aggregate / 25mm depth with 6mm aggregate). Precast concrete edging. Rate includes 2.75mm weld mesh fencing - 2.75m high including posts set into concrete (1 single gate). Perimeter soak away drainage with a catch pit solid pipe to outfall (allowance of 20m).
Referencing details	Number of Courts
Cost information notes	The cost does not include any allowance of drainage attenuation and it is assumed a permanent drainage connection will be within 20m of the edge of the site. It is assumed a relatively level site has been used, thus extensive cut fill will not be included within the figure.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations If constructed to Sport England standard for Tennis Courts (as opposed to SEPCA), it is noted they require 300mm Type 3 sub-base. The different sub-base specification increases the cost udsing code 53U30V2. Type 3 is a free draining material required under hard surfaces and complies with SUDS requirements.

Photo description Typical hard surface tennis courts

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Tennis centres
CG Code	53U30K
Specific	Playing surfaces
Descriptive	Hard surface, built to SEPCA standards.
Tech1	3 courts
Tech2	36.58m x 48.77m (1784m2)
Unit size	Each
Unit of measurement	Each
ERC	£102,238
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	This is a modern day equivalent and reflects a sustainable specification which is currently being constructed in most modern day facilities. Construction : Excavation (topsoil / sub-base), with disposal off site. Geotextile membrane with 300mm MOT Type 3, laid in 150mm layers. Final surface (laid by hand); 65mm porous macadam (40mm depth with 20mm nominal aggregate / 25mm depth with 6mm aggregate). Precast concrete edging. Rate includes 2.75mm weld mesh fencing - 2.75m high including posts set into concrete (1 single gate). Perimeter soak away drainage with a catch pit solid pipe to outfall (allowance of 20m).
Referencing details	Number of Courts
Cost information notes	The cost does not include any allowance of drainage attenuation and it is assumed a permanent drainage connection will be within 20m of the edge of the site. It is assumed a relatively level site has been used, thus extensive cut fill will not be included within the figure.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations If constructed to Sport England standard for Tennis Courts (as opposed to SEPCA), it is noted they require 300mm Type 3 sub-base. The different sub-base specification increases the cost udsing code 53U30V3. Type 3 is a free draining material required under hard surfaces and complies with SUDS requirements.

Photo description Typical hard surface tennis courts

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Tennis centres
CG Code	53U30P
Specific	Playing surfaces
Descriptive	Hard surface, built to SEPCA standards.
Tech1	4 courts
Tech2	36.58m x 64.01m (2342m2)
Unit size	Each
Unit of measurement	Each
ERC	£133,213
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	This is a modern day equivalent and reflects a sustainable specification which is currently being constructed in most modern day facilities. Construction : Excavation (topsoil / sub-base), with disposal off site. Geotextile membrane with 300mm MOT Type 3, laid in 150mm layers. Final surface (laid by hand); 65mm porous macadam (40mm depth with 20mm nominal aggregate / 25mm depth with 6mm aggregate). Precast concrete edging. Rate includes 2.75mm weld mesh fencing - 2.75m high including posts set into concrete (1 single gate). Perimeter soak away drainage with a catch pit solid pipe to outfall (allowance of 20m).
Referencing details	Number of Courts
Cost information notes	The cost does not include any allowance of drainage attenuation and it is assumed a permanent drainage connection will be within 20m of the edge of the site. It is assumed a relatively level site has been used, thus extensive cut fill will not be included within the figure.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations If constructed to Sport England standard for Tennis Courts (as opposed to SEPCA), it is noted they require 300mm Type 3 sub-base. The different sub-base specification increases the cost udsing code 53U30V4. Type 3 is a free draining material required under hard surfaces and complies with SUDS requirements.

Photo description Typical hard surface tennis courts

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Tennis centres
CG Code	53U40A
Specific	Playing surfaces
Descriptive	Hard surface, built to SEPCA standards.
Tech1	1 court
Tech2	36.58m x 18.29m (669m2) ; Coloured
Unit size	Each
Unit of measurement	Each
ERC	£60,481
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	This is a modern-day equivalent and reflects a sustainable specification which is currently being constructed in most modern-day facilities. Coloured surface to define court: roller applied water-based primer for tennis courts acrylic paint (Low Gloss) - green to court, red to surround. (Both commercial grade for Tennis courts). White line marking included. Construction; Excavation (topsoil / sub-base), with disposal off site. Geotextile membrane with 150mm Type 1. Final surface (laid by hand); 65mm porous macadam (40mm depth with 20mm nominal aggregate / 25mm depth with 6mm aggregate). Precast concrete edging. Rate includes weld mesh fencing - 2.75m high including posts set into concrete (1 single gate). Perimeter soak away drainage with a catch pit solid pipe to outfall (Allowance of 20m).
Referencing details	Number of Courts
Cost information notes	The cost does not include any allowance of drainage attenuation and it is assumed a permanent drainage connection will be within 20m of the edge of the site. It is assumed a relatively level site has been used, thus extensive cut fill will not be included within the figure.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical hard surface tennis courts
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Tennis centres
CG Code	53U40F
Specific	Playing surfaces
Descriptive	Hard surface, built to SEPCA standards.
Tech1	2 courts
Tech2	36.58m x 33.53m (1227m2) ; Coloured
Unit size	Each
Unit of measurement	Each
ERC	£98,850
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	This is a modern-day equivalent and reflects a sustainable specification which is currently being constructed in most modern-day facilities. Coloured surface to define court: roller applied water-based primer for tennis courts acrylic paint (Low Gloss) - green to court, red to surround. (Both commercial grade for Tennis courts). White line marking included. Construction; Excavation (topsoil / sub-base), with disposal off site. Geotextile membrane with 150mm Type 1. Final surface (laid by hand); 65mm porous macadam (40mm depth with 20mm nominal aggregate / 25mm depth with 6mm aggregate). Precast concrete edging. Rate includes weld mesh fencing - 2.75m high including posts set into concrete (1 single gate). Perimeter soak away drainage with a catch pit solid pipe to outfall (Allowance of 20m).
Referencing details	Number of Courts
Cost information notes	The cost does not include any allowance of drainage attenuation and it is assumed a permanent drainage connection will be within 20m of the edge of the site. It is assumed a relatively level site has been used, thus extensive cut fill will not be included within the figure.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical hard surface tennis courts
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Tennis centres
CG Code	53U40K
Specific	Playing surfaces
Descriptive	Hard surface, built to SEPCA standards.
Tech1	3 courts
Tech2	36.58m x 48.77m (1784m2) ; Coloured
Unit size	Each
Unit of measurement	Each
ERC	£139,010
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	This is a modern-day equivalent and reflects a sustainable specification which is currently being constructed in most modern-day facilities. Coloured surface to define court: roller applied water-based primer for tennis courts acrylic paint (Low Gloss) - green to court, red to surround. (Both commercial grade for Tennis courts). White line marking included. Construction; Excavation (topsoil / sub-base), with disposal off site. Geotextile membrane with 150mm Type 1. Final surface (laid by hand); 65mm porous macadam (40mm depth with 20mm nominal aggregate / 25mm depth with 6mm aggregate). Precast concrete edging. Rate includes weld mesh fencing - 2.75m high including posts set into concrete (1 single gate). Perimeter soak away drainage with a catch pit solid pipe to outfall (Allowance of 20m).
Referencing details	Number of Courts
Cost information notes	The cost does not include any allowance of drainage attenuation and it is assumed a permanent drainage connection will be within 20m of the edge of the site. It is assumed a relatively level site has been used, thus extensive cut fill will not be included within the figure.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical hard surface tennis courts
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Tennis centres
CG Code	53U40P
Specific	Playing surfaces
Descriptive	Hard surface, built to SEPCA standards.
Tech1	4 courts
Tech2	36.58m x 64.01m (2342m2) ; Coloured
Unit size	Each
Unit of measurement	Each
ERC	£178,528
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	This is a modern-day equivalent and reflects a sustainable specification which is currently being constructed in most modern-day facilities. Coloured surface to define court: roller applied water-based primer for tennis courts acrylic paint (Low Gloss) - green to court, red to surround. (Both commercial grade for Tennis courts). White line marking included. Construction; Excavation (topsoil / sub-base), with disposal off site. Geotextile membrane with 150mm Type 1. Final surface (laid by hand); 65mm porous macadam (40mm depth with 20mm nominal aggregate / 25mm depth with 6mm aggregate). Precast concrete edging. Rate includes weld mesh fencing - 2.75m high including posts set into concrete (1 single gate). Perimeter soak away drainage with a catch pit solid pipe to outfall (Allowance of 20m).
Referencing details	Number of Courts
Cost information notes	The cost does not include any allowance of drainage attenuation and it is assumed a permanent drainage connection will be within 20m of the edge of the site. It is assumed a relatively level site has been used, thus extensive cut fill will not be included within the figure.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical hard surface tennis courts
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Tennis centres
CG Code	53U70A
Specific	Playing surfaces.
Descriptive	Artificial Surface : Polypropylene Carpet
Tech1	1 court
Tech2	36.58m x 18.29m (669m2)
Unit size	Each
Unit of measurement	Each
ERC	£81,773
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	This is a modern-day equivalent. Construction: Excavation (topsoil / sub-base) with disposal off site. Geotextile membrane with 150mm MOT Type 1. Final surface (laid by hand); 65mm porous macadam (40mm depth with 25mm nominal aggregate / 20mm depth with 10mm aggregate), 15mm rubber shock pad and 25mm carpet with sand infill. Precast concrete edging. Cost includes 2.75mm weld mesh fencing - 2.75m high including posts set into concrete (1 single gate). Perimeter soak away drainage with a catch pit solid pipe to outfall (allowance of 20m).
Referencing details	Number of Courts
Cost information notes	The cost does not include any allowance of drainage attenuation and it is assumed a permanent drainage connection will be within 20m of the edge of the site. It is assumed a relatively level site has been used, thus extensive cut fill will not be included within the figure.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	Please note: this code allows Type 1 stone, not Type 3 as per the base price cost guide code 53U30A. The aforementioned rate also quotes a 150mm type 1 stone rate which is comparable to this specification plus the artificial surface
Photo description	Typical artificial surface tennis courts
Photo notes	-

Photo1

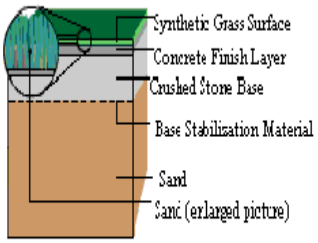

Photo2

Photo3

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Generic Category	Tennis centres
CG Code	53U70F
Specific	Playing surfaces.
Descriptive	Artificial Surface : Polypropylene Carpet
Tech1	2 courts
Tech2	36.58m x 33.53m (1227m2)
Unit size	Each
Unit of measurement	Each
ERC	£107,170
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	This is a modern-day equivalent. Construction: Excavation (topsoil / sub-base) with disposal off site. Geotextile membrane with 150mm MOT Type 1. Final surface (laid by hand); 65mm porous macadam (40mm depth with 25mm nominal aggregate / 20mm depth with 10mm aggregate), 15mm rubber shock pad and 25mm carpet with sand infill. Precast concrete edging. Cost includes 2.75mm weld mesh fencing - 2.75m high including posts set into concrete (1 single gate). Perimeter soak away drainage with a catch pit solid pipe to outfall (allowance of 20m).
Referencing details	Number of Courts
Cost information notes	The cost does not include any allowance of drainage attenuation and it is assumed a permanent drainage connection will be within 20m of the edge of the site. It is assumed a relatively level site has been used, thus extensive cut fill will not be included within the figure.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	Please note: this code allows Type 1 stone, not Type 3 as per the base price cost guide code 53U30F. The aforementioned rate also quotes a 150mm type 1 stone rate which is comparable to this specification plus the artificial surface.
Photo description	Typical artificial surface tennis courts
Photo notes	-

Photo1

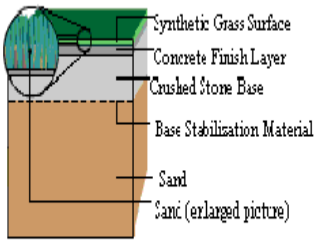

Photo2

Photo3

Back

Generic Category	Tennis centres
CG Code	53U70K
Specific	Playing Surfaces
Descriptive	Artificial Surface : Polypropylene Carpet
Tech1	3 courts
Tech2	36.58m x 48.77m (1,784m2)
Unit size	Each
Unit of measurement	Each
ERC	£139,401
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	This is a modern-day equivalent. Construction: Excavation (topsoil / sub-base) with disposal off site. Geotextile membrane with 150mm MOT Type 1. Final surface (laid by hand); 65mm porous macadam (40mm depth with 25mm nominal aggregate / 20mm depth with 10mm aggregate), 15mm rubber shock pad and 25mm carpet with sand infill. Precast concrete edging. Cost includes 2.75mm weld mesh fencing - 2.75m high including posts set into concrete (1 single gate). Perimeter soak away drainage with a catch pit solid pipe to outfall (allowance of 20m).
Referencing details	Number of Courts
Cost information notes	The cost does not include any allowance of drainage attenuation and it is assumed a permanent drainage connection will be within 20m of the edge of the site. It is assumed a relatively level site has been used, thus extensive cut fill will not be included within the figure.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.

Variations	Please note: this code allows Type 1 stone, not Type 3 as per the base price cost guide code 53U30K. The aforementioned rate also quotes a 150mm type 1 stone rate which is comparable to this specification plus the artificial surface
Photo description	Typical artificial surface tennis courts
Photo notes	-

Photo1

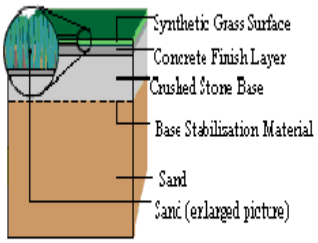

Photo2

Photo3

Back

Generic Category	Tennis centres
CG Code	53U70P
Specific	Playing Surfaces
Descriptive	Artificial Surface : Polypropylene Carpet
Tech1	4 courts
Tech2	36.58m x 64.01m (2,342m2)
Unit size	-
Unit of measurement	Each
ERC	£179,265
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	This is a modern-day equivalent. Construction: Excavation (topsoil / sub-base) with disposal off site. Geotextile membrane with 150mm MOT Type 1. Final surface (laid by hand); 65mm porous macadam (40mm depth with 25mm nominal aggregate / 20mm depth with 10mm aggregate), 15mm rubber shock pad and 25mm carpet with sand infill. Precast concrete edging. Cost includes 2.75mm weld mesh fencing - 2.75m high including posts set into concrete (1 single gate). Perimeter soak away drainage with a catch pit solid pipe to outfall (allowance of 20m).
Referencing details	Number of Courts
Cost information notes	The cost does not include any allowance of drainage attenuation and it is assumed a permanent drainage connection will be within 20m of the edge of the site. It is assumed a relatively level site has been used, thus extensive cut fill will not be included within the figure.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical artificial surface tennis courts

Photo notes -

Photo1

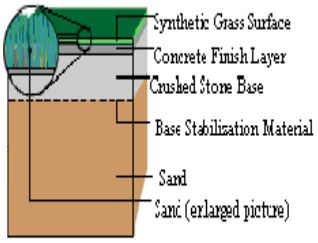

Photo2

Photo3

Back

Generic Category	Tennis centres
CG Code	53U15F
Specific	Polyester
Descriptive	Single skin - air supported, PVC woven fabric air hall
Tech1	2 courts
Tech2	36.58m x 33.53m (1227m2). Height allowed - 9m.
Unit size	Each
Unit of measurement	Each
ERC	£105,509
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The dome consists of a pre-tailored polythene membrane, which is anchored around a perimeter concrete foundation (not included in the rate). The membrane is secured by a network of plastic-coated wired ropes which is also connected to the foundation. The rope network relieves the membrane of most of the stresses and strains when the structure is inflated. If ground conditions permit, a series of ground anchors can be used in lieu of the foundation, although this method is slightly more expensive than the ring beam. The dome is inflated by two 300mm diameter centrifugal fans with 240V single phase motors. These are mounted in fibreglass cabinets. One fan is adequate to support the facility in normal operating conditions, although a second fan is required in high winds. As the dome is a single membrane with no insulation, it is not cost effective to heat, although space heaters may be used during winter to melt the snow. (The cost of this is excluded). Due to the transparent membrane, lights are not provided during daylight hours. Standard outdoor floodlighting (Excluded but separate code exists) provides adequate penetration for night play. Internal lights are not recommended due to the significant damage caused by unexpected deflation. Cost includes supply installation of the membrane, steel cable network. One revolving door, 2 fans with control panel anemeter and anchor fixings. A 12 backup generator has been included. Foundation, electrical installation / upgrade, storage, playing surfaces, external works, drainage and fuel for the generator are EXCLUDED.
Referencing details	-
Cost information notes	The cost to provide a concrete ring beam support is noted in a separate code.
rateable element	-
non rateable element	-

Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Entry to the dome is via a self supporting steel revolving door which minimises air escape. A separate 2m x 1m steel door can be added to assist with disabled access at an addition of code 53U15V2
Photo description	Single skin tennis centre.
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Tennis centres
CG Code	53U15K
Specific	Polyester
Descriptive	Single skin - air supported, PVC woven fabric air hall
Tech1	3 courts
Tech2	36.58m x 48.77m (1784m2). Height allowed - 9m.
Unit size	Each
Unit of measurement	Each
ERC	£124,640
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The dome consists of a pre-tailored polythene membrane, which is anchored around a perimeter concrete foundation. The membrane is secured by a network of plastic-coated wired ropes which is also connected to the foundation. The rope network relieves the membrane of most of the stresses and strains when the structure is inflated. If ground conditions permit, a series of ground anchors can be used in lieu of the foundation, although this method is slightly more expensive than the ring beam. The dome is inflated by two 300mm diameter centrifugal fans with 240V single phase motors. These are mounted in fibreglass cabinets. One fan is adequate to support the facility in normal operating conditions, although a second fan is required in high winds. As the dome is a single membrane with no insulation, it is not cost effective to heat, although space heaters may be used during winter to melt the snow (the cost of this is excluded). Due to the transparent membrane, lights are not provided during daylight hours. Standard outdoor floodlighting (excluded but separate code exists) provides adequate penetration for night play. Internal lights are not recommended due to the significant damage caused by unexpected deflation. The foundation is a continuous ring beam, approx. size 650mm x 650mm (although ground conditions can alter dimensions to 500mm - 750mm), Grade C35 concrete. The surface should have towelled finish to facilitate the air seal with the inner membrane flap. The beam will have a slight outward fall to prevent rainwater running into the dome. The anchor fittings are drilled once the concrete has set.
Referencing details	-
Cost information notes	Cost includes both the dome and a ring beam foundation
rateable element	-
non rateable element	-

Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Entry to the dome is via a self supporting steel revolving door which minimises air escape. A separate 2m x 1m steel door can be added to assist with disabled access at an addition of code 53U15V3
Photo description	Single skin tennis centre.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Tennis centres
CG Code	53U15P
Specific	Polyester
Descriptive	Single skin - air supported, PVC woven fabric air hall
Tech1	4 courts
Tech2	36.58m x 64.01m (2342m2). Height allowed - 9m.
Unit size	Each
Unit of measurement	Each
ERC	£152,069
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The dome consists of a pre-tailored polythene membrane, which is anchored around a perimeter concrete foundation. The membrane is secured by a network of plastic-coated wired ropes which is also connected to the foundation. The rope network relieves the membrane of most of the stresses and strains when the structure is inflated. If ground conditions permit, a series of ground anchors can be used in lieu of the foundation, although this method is slightly more expensive than the ring beam. The dome is inflated by two 300mm diameter centrifugal fans with 240V single phase motors. These are mounted in fibreglass cabinets. One fan is adequate to support the facility in normal operating conditions, although a second fan is required in high winds. As the dome is a single membrane with no insulation, it is not cost effective to heat, although space heaters may be used during winter to melt the snow (the cost of this is excluded). Due to the transparent membrane, lights are not provided during daylight hours. Standard outdoor floodlighting (excluded but separate code exists) provides adequate penetration for night play. Internal lights are not recommended due to the significant damage caused by unexpected deflation. The foundation is a continuous ring beam, approx. size 650mm x 650mm (although ground conditions can alter dimensions to 500mm - 750mm), Grade C35 concrete. The surface should have towelled finish to facilitate the air seal with the inner membrane flap. The beam will have a slight outward fall to prevent rainwater running into the dome. The anchor fittings are drilled once the concrete has set.
Referencing details	-
Cost information notes	Cost includes both the dome and a ring beam foundation
rateable element	-
non rateable element	-

Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Entry to the dome is via a self supporting steel revolving door which minimises air escape. A separate 2m x 1m steel door can be added to assist with disabled access at an addition of code 53U15V4
Photo description	Single skin tennis centre.
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Tennis centres
CG Code	53U16A
Specific	Polyester
Descriptive	Double skin, PVC woven fabric air hall
Tech1	1 court
Tech2	36.58m x 18.29 (669m2)
Unit size	Each
Unit of measurement	Each
ERC	£158,135
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A cable dome is a permanent or temporary structure consisting of a PVC membrane, strengthened by steel cables and inflated by a continuous running fan. It is held up by negative air pressure within. In the case of a cable dome, a membrane with a net of steel cables for strength is placed over the area to be covered and then inflated by a fan that must remain running. There are no supporting structures. Entry to the dome is via a revolving door or a set of double airlock doors. Domes can be linked together to provide a specific court layout. Main membrane - polyester fabric coated with PVS on both sides. It can be green up to a height of 3-4m for good ball visibility with a translucent white fabric on the roof area to let in natural light. Thermal insulation: A 10mm thick translucent layer of polyurethane insulation is placed on top of the main membrane to provide an efficient thermal barrier to keep in heat and conserve energy. Protective Foil: Polyurethane foil is placed on top of the insulation layer to provide protection for the main membrane against the steel cables, pollution and dirt. Steel galvanised nets: A net of galvanised steel rope is lain in the sandwich of membranes providing a strong cover that mounds the shape of the inflated membranes takes up most of the stress. The foundation is a continuous ring beam, approx. size 650mm x 650mm (although ground conditions can alter dimensions to 500mm - 750mm), Grade C35 concrete. The surface should have towelled finish to facilitate the air seal with the inner membrane flap. The beam will have a slight outward fall to prevent rainwater running into the dome. The anchor fittings are drilled once the concrete has set.
Referencing details	-
Cost information notes	The cost includes supply, installation delivery of the dome. Please note the cost to provide a weatherproof housing for the plant, the provision of a three phase electrical supply, gas or oil supply are EXCLUDED from the above cost. The rate also EXCLUDES any external works (except foundation), playing surface, fencing or drainage.
rateable element	-

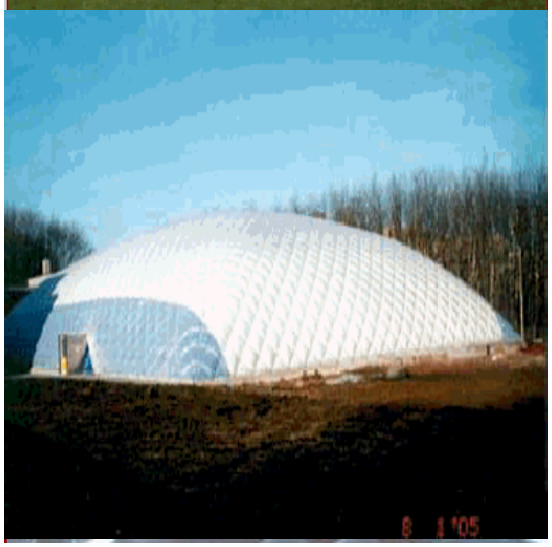
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If heating and lighting is not required, the following deduction should be made using code 53U15V2
Photo description	Double skin tennis centre.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Tennis centres
CG Code	53U16F
Specific	Polyester
Descriptive	Double skin, PVC woven fabric air hall
Tech1	2 courts
Tech2	36.58m x 33.55m (1227m2). Height allowed - 9.5m.
Unit size	Each
Unit of measurement	Each
ERC	£212,550
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A cable dome is a permanent or temporary structure consisting of a PVC membrane, strengthened by steel cables and inflated by a continuous running fan. It is held up by negative air pressure within. In the case of a cable dome, a membrane with a net of steel cables for strength is placed over the area to be covered and then inflated by a fan that must remain running. There are no supporting structures. Entry to the dome is via a revolving door or a set of double airlock doors. Domes can be linked together to provide a specific court layout. Main membrane - polyester fabric coated with PVS on both sides. It can be green up to a height of 3-4m for good ball visibility with a translucent white fabric on the roof area to let in natural light. Thermal insulation: A 10mm thick translucent layer of polyurethane insulation is placed on top of the main membrane to provide an efficient thermal barrier to keep in heat and conserve energy. Protective Foil: Polyurethane foil is placed on top of the insulation layer to provide protection for the main membrane against the steel cables, pollution and dirt. Steel galvanised nets: A net of galvanised steel rope is lain in the sandwich of membranes providing a strong cover that mounds the shape of the inflated membranes takes up most of the stress. The foundation is a continuous ring beam, approx. size 650mm x 650mm (although ground conditions can alter dimensions to 500mm - 750mm), Grade C35 concrete. The surface should have towelled finish to facilitate the air seal with the inner membrane flap. The beam will have a slight outward fall to prevent rainwater running into the dome. The anchor fittings are drilled once the concrete has set.
Referencing details	-
Cost information notes	The cost includes supply, installation delivery of the dome. Please note the cost to provide a weatherproof housing for the plant, the provision of a three phase electrical supply, gas or oil supply are EXCLUDED from the above cost. The rate also EXCLUDES any external works (except foundation), playing surface, fencing or drainage.
rateable element	-

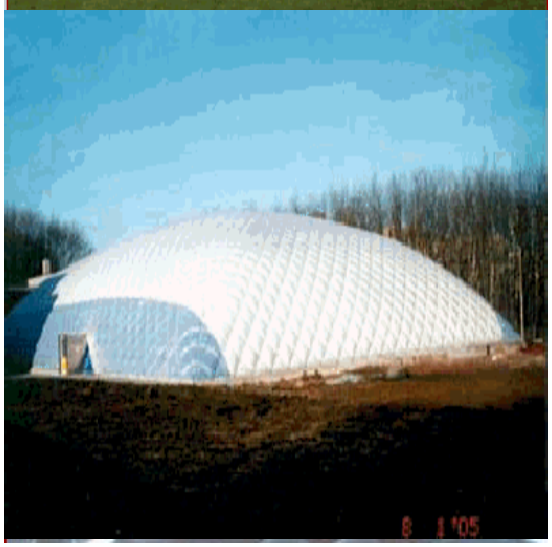
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If heating and lighting is not required, the following deduction should be made using code 53U15V3
Photo description	Double skin tennis centre.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Tennis centres
CG Code	53U16K
Specific	Polyester
Descriptive	Double skin, PVC woven fabric air hall
Tech1	3 courts
Tech2	36.58m x 48.77m (1784m2). Height allowed - 9.5m
Unit size	Each
Unit of measurement	Each
ERC	£285,418
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A cable dome is a permanent or temporary structure consisting of a PVC membrane, strengthened by steel cables and inflated by a continuous running fan. It is held up by negative air pressure within. In the case of a cable dome, a membrane with a net of steel cables for strength is placed over the area to be covered and then inflated by a fan that must remain running. There are no supporting structures. Entry to the dome is via a revolving door or a set of double airlock doors. Domes can be linked together to provide a specific court layout. Main membrane - polyester fabric coated with PVS on both sides. It can be green up to a height of 3-4m for good ball visibility with a translucent white fabric on the roof area to let in natural light. Thermal insulation: A 10mm thick translucent layer of polyurethane insulation is placed on top of the main membrane to provide an efficient thermal barrier to keep in heat and conserve energy. Protective Foil: Polyurethane foil is placed on top of the insulation layer to provide protection for the main membrane against the steel cables, pollution and dirt. Steel galvanised nets: A net of galvanised steel rope is lain in the sandwich of membranes providing a strong cover that mounds the shape of the inflated membranes takes up most of the stress. The foundation is a continuous ring beam, approx. size 650mm x 650mm (although ground conditions can alter dimensions to 500mm - 750mm), Grade C35 concrete. The surface should have towelled finish to facilitate the air seal with the inner membrane flap. The beam will have a slight outward fall to prevent rainwater running into the dome. The anchor fittings are drilled once the concrete has set.
Referencing details	-
Cost information notes	The cost includes supply, installation delivery of the dome. Please note the cost to provide a weatherproof housing for the plant, the provision of a three phase electrical supply, gas or oil supply are EXCLUDED from the above cost. The rate also EXCLUDES any external works (except foundation), playing surface, fencing or drainage.
rateable element	-

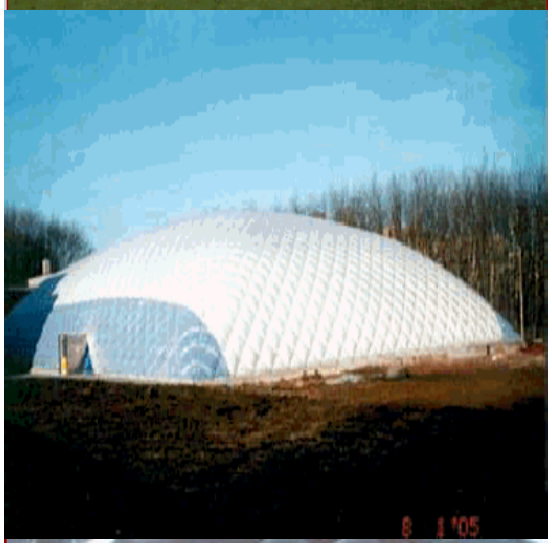
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If heating and lighting is not required, the following deduction should be made using code 53U15V4
Photo description	Double skin tennis centre.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Tennis centres
CG Code	53U16P
Specific	Polyester.
Descriptive	Double skin, PVC woven fabric air hall
Tech1	4 courts
Tech2	36.58m x 64.01m (2342m2). Height allowed - 9.5m
Unit size	Each
Unit of measurement	Each
ERC	£328,132
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A cable dome is a permanent or temporary structure consisting of a PVC membrane, strengthened by steel cables and inflated by a continuous running fan. It is held up by negative air pressure within. In the case of a cable dome, a membrane with a net of steel cables for strength is placed over the area to be covered and then inflated by a fan that must remain running. There are no supporting structures. Entry to the dome is via a revolving door or a set of double airlock doors. Domes can be linked together to provide a specific court layout. Main membrane - polyester fabric coated with PVS on both sides. It can be green up to a height of 3-4m for good ball visibility with a translucent white fabric on the roof area to let in natural light. Thermal insulation: A 10mm thick translucent layer of polyurethane insulation is placed on top of the main membrane to provide an efficient thermal barrier to keep in heat and conserve energy. Protective Foil: Polyurethane foil is placed on top of the insulation layer to provide protection for the main membrane against the steel cables, pollution and dirt. Steel galvanised nets: A net of galvanised steel rope is lain in the sandwich of membranes providing a strong cover that mounds the shape of the inflated membranes takes up most of the stress. The foundation is a continuous ring beam, approx. size 650mm x 650mm (although ground conditions can alter dimensions to 500mm - 750mm), Grade C35 concrete. The surface should have towelled finish to facilitate the air seal with the inner membrane flap. The beam will have a slight outward fall to prevent rainwater running into the dome. The anchor fittings are drilled once the concrete has set.
Referencing details	-
Cost information notes	The cost includes supply, installation delivery of the dome. Please note the cost to provide a weatherproof housing for the plant, the provision of a three phase electrical supply, gas or oil supply are EXCLUDED from the above cost. The rate also EXCLUDES any external works (with the exception of foundations), playing surface, fencing or drainage.
rateable element	-

non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	If heating and lighting is not required, the following deduction should be made using code 53U15V5
Photo description	Double skin tennis centre.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Tennis centres
CG Code	53U15A
Specific	Polyester
Descriptive	Single skin - air supported, PVC woven fabric air hall
Tech1	1 court
Tech2	36.58m x 18.29m (669m2). Height allowed - 7m.
Unit size	Each
Unit of measurement	Each
ERC	£78,434
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The dome consists of a pre-tailored polythene membrane, which is anchored around a perimeter concrete foundation. The membrane is secured by a network of plastic-coated wired ropes which is also connected to the foundation. The rope network relieves the membrane of most of the stresses and strains when the structure is inflated. If ground conditions permit, a series of ground anchors can be used in lieu of the foundation, although this method is slightly more expensive than the ring beam. The dome is inflated by two 300mm diameter centrifugal fans with 240V single phase motors. These are mounted in fibreglass cabinets. One fan is adequate to support the facility in normal operating conditions, although a second fan is required in high winds. As the dome is a single membrane with no insulation, it is not cost effective to heat, although space heaters may be used during winter to melt the snow. (The cost of this is excluded). Due to the transparent membrane, lights are not provided during daylight hours. Standard outdoor floodlighting (Excluded but separate code exists) provides adequate penetration for night play. Internal lights are not recommended due to the significant damage caused by unexpected deflation. Cost includes supply installation of the membrane, steel cable network. One revolving door, 2 fans with control panel anemeter and anchor fixings. A backup generator has been included. The foundation (included) is a continuous ring beam, approx. size 650mm x 650mm (Although ground conditions can alter dimensions to 500mm - 750mm), Grade C35 concrete. The surface should have trowelled finish to facilitate the air seal with the
Referencing details	-
Cost information notes	Cost includes both the dome and a ring beam foundation
rateable element	-
non rateable element	-

Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Entry to the dome is via a self supporting steel revolving door which minimises air escape. A separate 2m x 1m steel door can be added to assist with disabled access at an addition of code 53U15V1
Photo description	Single skin tennis centre.
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Tennis Centres
CG Code	53U12A
Specific	Ring Beam Support
Descriptive	Single and double skin air supported.
Tech1	1 court
Tech2	36.58m x 18.29m (669m2).
Unit size	Each
Unit of measurement	Each
ERC	£28,822
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	This code relates to the foundation beam ONLY - the air hall / playing surface is subject to a separate cost guide code. The foundation is a continuous ring beam, approx size 650mm x 650mm (Although ground conditions can alter dimensions to 500mm - 750mm), Grade C35 concrete. The surface should have towelled finish to facilitate the air seal with the inner membrane flap. The beam will have a slight outward fall to prevent rainwater running into the dome. The anchor fittings are drilled once the concrete has set. There will be a concrete pad circa 1750mm x 1750mm x 150mm across the beam in the location of the revolving door. This cost is included. The cost includes, excavation, disposal, 50mm blinding concrete, 650mm x 650mm concrete foundation (including 2 layers of mesh) and an appropriate surface finish. 50mm of surface gravel to hide the anchors has also been included. The cost includes no other external works.
Referencing details	-
Cost information notes	The above rate relates to a concrete ring beam foundation solution. Ground anchors may be used as an alternative to secure the dome. An indicative cost for a 1 court double skin dome using ground anchors would attract a premium in the region of 9%.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Tennis centres
CG Code	53U12F
Specific	Ring Beam Support
Descriptive	Single and double skin air supported.
Tech1	2 courts
Tech2	36.58m x 33.53m (1227m2).
Unit size	Each
Unit of measurement	Each
ERC	£36,657
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	This code relates to the foundation beam ONLY - the air hall / playing surface is subject to a separate cost guide code. The foundation is a continuous ring beam, approx size 650mm x 650mm (Although ground conditions can alter dimensions to 500mm - 750mm), Grade C35 concrete. The surface should have towelled finish to facilitate the air seal with the inner membrane flap. The beam will have a slight outward fall to prevent rainwater running into the dome. The anchor fittings are drilled once the concrete has set. There will be a concrete pad circa 1750mm x 1750mm x 150mm across the beam in the location of the revolving door. This cost is included. The cost includes, excavation, disposal, 50mm blinding concrete, 650mm x 650mm concrete foundation (including 2 layers of mesh) and an appropriate surface finish. 50mm of surface gravel to hide the anchors has also been included. The cost includes no other external works.
Referencing details	-
Cost information notes	The above rate relates to a concrete ring beam foundation solution. Ground anchors may be used as an alternative to secure the dome. An indicative cost for a 1 court double skin dome using ground anchors would attract a premium in the region of 15%.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Tennis centres
CG Code	53U12K
Specific	Ring Beam Support
Descriptive	Single and double skin air supported.
Tech1	3 courts
Tech2	36.58m x 48.77m (1784m2)
Unit size	Each
Unit of measurement	Each
ERC	£44,487
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	This code relates to the foundation beam ONLY for the aforementioned - the air hall / playing surface is subject to a separate cost guide code. The foundation is a continuous ring beam, approx size 650mm x 650mm (Although ground conditions can alter dimensions to 500mm - 750mm), Grade C35 concrete. The surface should have towelled finish to facilitate the air seal with the inner membrane flap. The beam will have a slight outward fall to prevent rainwater running into the dome. The anchor fittings are drilled once the concrete has set. There will be a concrete pad circa 1750mm x 1750mm x 150mm across the beam in the location of the revolving door. This cost is included within the rate. The rate includes, excavation, disposal, 50mm blinding concrete, the 650mm x 650mm concrete foundation (incl 2 layers of mesh) and an appropriate surface finish. 50mm of surface gravel to hide the anchors has also been included. The rate includes no other external works.
Referencing details	-
Cost information notes	The above rate relates to a concrete ring beam foundation solution. Ground anchors may be used as an alternative to secure the dome. An indicative cost for a 1 court double skin dome using ground anchors would attract a premium in the region of 9%.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

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Generic Category	Tennis centres
CG Code	53U12P
Specific	Ring Beam Support
Descriptive	Single and double skin air supported.
Tech1	4 courts
Tech2	36.58m x 64.01m (2,342m2)
Unit size	Each
Unit of measurement	Each
ERC	£52,093
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	This code relates to the foundation beam ONLY for the aforementioned - the air hall / playing surface is subject to a separate cost guide code. The foundation is a continuous ring beam, approx size 650mm x 650mm (Although ground conditions can alter dimensions to 500mm - 750mm), Grade C35 concrete. The surface should have towelled finish to facilitate the air seal with the inner membrane flap. The beam will have a slight outward fall to prevent rainwater running into the dome. The anchor fittings are drilled once the concrete has set. There will be a concrete pad circa 1750mm x 1750mm x 150mm across the beam in the location of the revolving door. This cost is included within the rate. The rate includes, excavation, disposal, 50mm blinding concrete, the 650mm x 650mm concrete foundation (incl 2 layers of mesh) and an appropriate surface finish. 50mm of surface gravel to hide the anchors has also been included. The rate includes no other external works.
Referencing details	-
Cost information notes	The above rate relates to a concrete ring beam foundation solution. Ground anchors may be used as an alternative to secure the dome. An indicative cost for a 1 court double skin dome using ground anchors would attract a premium in the region of18%
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Tennis centres
CG Code	53U15V1
Specific	Variation
Descriptive	Additional cost for Disabled Door to Tennis Dome
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Nr
ERC	£3,436
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Additional costs to be used in conjunction with Codes for Tennis Centres 53U15A, 53U15F, 53U15K, 53U15P
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
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Generic Category	Tennis centres
CG Code	53U15V2
Specific	Variation
Descriptive	Deduction for Heating & Lighting
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Nr
ERC	£20,873
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Extra over costs to be used in conjunction with Codes for Tennis Centres 53U16A
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Tennis centres
CG Code	53U15V3
Specific	Variation
Descriptive	Deduction for Heating & Lighting
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Nr
ERC	£32,112
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Extra over costs to be used in conjunction with Codes for Tennis Centres 53U16F
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
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Generic Category	Tennis centres
CG Code	53U15V4
Specific	Variation
Descriptive	Deduction for Heating & Lighting
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Nr
ERC	£36,929
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Extra over costs to be used in conjunction with Codes for Tennis Centres 53U16K
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Tennis centres
CG Code	53U15V5
Specific	Variation
Descriptive	Deduction for Heating & Lighting
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Nr
ERC	£51,380
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Extra over costs to be used in conjunction with Codes for Tennis Centres 53U16P
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Photo description	-
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Generic Category	Tennis centres
CG Code	53U21V1
Specific	Variation
Descriptive	Deduction if imported subsoil not required
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Nr
ERC	£5,097
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Extra over costs to be used in conjunction with Codes for Tennis Centres 53U21A
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Photo description	-
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Generic Category	Tennis centres
CG Code	53U21V2
Specific	Variation
Descriptive	Deduction if imported subsoil not required
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Nr
ERC	£9,306
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Extra over costs to be used in conjunction with Codes for Tennis Centres 53U21F
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
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Generic Category	Tennis centres
CG Code	53U21V3
Specific	Variation
Descriptive	Deduction if imported subsoil not required
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Nr
ERC	£13,486
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Extra over costs to be used in conjunction with Codes for Tennis Centres 53U21K
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Tennis centres
CG Code	53U21V4
Specific	Variation
Descriptive	Deduction if imported subsoil not required
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Nr
ERC	£17,696
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Extra over costs to be used in conjunction with Codes for Tennis Centres 53U21P
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
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Generic Category	Tennis centres
CG Code	53U30V1
Specific	Variation
Descriptive	Addition for Increased Sub base to Sport England Standard
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Nr
ERC	£14,992
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Extra over costs to be used in conjunction with Codes for Tennis Centres 53U30A
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Tennis centres
CG Code	53U30V2
Specific	Variation
Descriptive	Addition for Increased Sub base to Sport England Standard
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Nr
ERC	£29,987
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Extra over costs to be used in conjunction with Codes for Tennis Centres 53U30F
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Generic Category	Tennis centres
CG Code	53U30V3
Specific	Variation
Descriptive	Addition for Increased Sub base to Sport England Standard
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Nr
ERC	£53,342
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Extra over costs to be used in conjunction with Codes for Tennis Centres 53U30K
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
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Generic Category	Tennis centres
CG Code	53U30V4
Specific	Variation
Descriptive	Addition for Increased Sub base to Sport England Standard
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Nr
ERC	£67,962
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Extra over costs to be used in conjunction with Codes for Tennis Centres 53U30P
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
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Generic Category	Tennis Halls
CG Code	STN020
Specific	Medium Quality
Descriptive	4 court facility
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£898
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	The scale of the facility and support accommodation will depend upon the size of the sports hall and the extent of other activities to be included as part of the facility. For instance sports halls may be combined with swimming pools, ice rinks, etc. as part of a larger sports and leisure facility. Each project will have its own requirements, but every freestanding sports hall should have: Foyer and reception, Refreshment area, Changing and toilet accommodation, Facilities for disabled people, Office accommodation, Integral equipment storage, Hall viewing with seating, Provision for first aid, Plant room, Cleaners store. Facility will include hot air blown heating for thermal comfort and good lighting provisions.
Referencing details	Cost to be applied to the tennis hall GIFA not the tennis centre area
Cost information notes	Cost applies to tennis hall function as opposed to a composite tennis centre - See Tennis Centres.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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The picture can't be displayed.

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Generic Category	Town Halls
CG Code	ST2042
Specific	Civic Buildings
Descriptive	-
Tech1	-
Tech2	-
Unit size	m2
Unit of measurement	m2
ERC	£2,220
Superseded codes	ST3042
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Town Halls are generally purpose built and consist largely of municipal offices. They will generally contain a council chamber with a public gallery and sometimes also an Assembly Hall. Although specifications and designs vary, the rates are reflective of new build schemes.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Photo description	Typical Town Halls
Photo notes	-

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Generic Category	Training centres
CG Code	STS038
Specific	Residential training centre
Descriptive	2 - 4 Storeys
Tech1	Facilities Include purpose built meeting rooms to suit any occasion from board meetings, training programmes through to interviews. Each room has AV/IT equipment.
Tech2	-
Unit size	STS
Unit of measurement	m2
ERC	£2,561
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	A residential training centre offering basic overnight accommodation with single bedrooms with en-suite, mid range conference and leisure facilities with wet area.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
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Photo description	-
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Generic Category	Transformer bays
CG Code	44500K
Specific	Four transformer
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£426
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete bases to transformers with remainder of area in loose fill media. Surround to compound in steel un-climbable fencing built off concrete perimeter ground beam. Transformers within brick or concrete structures may have walls only or may have a roof over. Can often be found alongside sub-stations.
Referencing details	Measure external dimensions of fencing or walls. Note number of transformers. Do not enter compound.
Cost information notes	Excludes transformers Includes foundations, gravel or concrete base, fencing or walls to 1.8m height, gates and all within the compound area.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Transformer bays
Photo notes	-

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Generic Category	Transformer bays
CG Code	44510K
Specific	Four transformer
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£19,093
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete bases to transformers with remainder of area in loose fill media. Surround to compound in steel un-climbable fencing built off concrete perimeter ground beam. Transformers within brick or concrete structures may have walls only or may have a roof over. Can often be found alongside sub-stations.
Referencing details	Measure external dimensions of fencing or walls. Note number of transformers. Do not enter compound.
Cost information notes	Excludes transformers Includes foundations, gravel or concrete base, fencing or walls to 1.8m height, gates and all within the compound area.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Transformer bays
Photo notes	-

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Generic Category	Transformer bays
CG Code	44500A
Specific	One transformer
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£517
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete bases to transformers with remainder of area in loose fill media. Surround to compound in steel un-climbable fencing built off concrete perimeter ground beam. Transformers within brick or concrete structures may have walls only or may have a roof over. Can often be found alongside sub-stations.
Referencing details	Measure external dimensions of fencing or walls. Note number of transformers. Do not enter compound.
Cost information notes	Excludes transformers Includes foundations, gravel or concrete base, fencing or walls to 1.8m height, gates and all within the compound area.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Transformer bays
Photo notes	-

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Generic Category	Transformer bays
CG Code	44510A
Specific	One transformer
Descriptive	Lump sum all inclusive
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£6,249
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete bases to transformers with remainder of area in loose fill media. Surround to compound in steel un-climbable fencing built off concrete perimeter ground beam. Transformers within brick or concrete structures may have walls only or may have a roof over. Can often be found alongside sub-stations.
Referencing details	Measure external dimensions of fencing or walls. Note number of transformers. Do not enter compound.
Cost information notes	Excludes transformers Includes foundations, gravel or concrete base, fencing or walls to 1.8m height, gates and all within the compound area.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Transformer bays
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Transformer bays
CG Code	44500G
Specific	Three transformers
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£1,220
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete bases to transformers with remainder of area in loose fill media. Surround to compound in steel un-climbable fencing built off concrete perimeter ground beam. Transformers within brick or concrete structures may have walls only or may have a roof over. Can often be found alongside sub-stations.
Referencing details	Measure external dimensions of fencing or walls. Note number of transformers. Do not enter compound. If access is restricted and measurements are not possible use lump sum figure for number of transformers (Code 44510G)
Cost information notes	Excludes transformers Includes foundations, gravel or concrete base, fencing or walls to 1.8m height, gates and all within the compound area.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Transformer bays
CG Code	44510G
Specific	Three transformers
Descriptive	Lump sum all inclusive
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£33,312
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete bases to transformers with remainder of area in loose fill media. Surround to compound in steel un-climbable fencing built off concrete perimeter ground beam. Transformers within brick or concrete structures may have walls only or may have a roof over. Can often be found alongside sub-stations.
Referencing details	Measure external dimensions of fencing or walls. Note number of transformers. Do not enter compound. If access is restricted and measurements are not possible use lump sum figure for number of transformers (Code 44510G)
Cost information notes	Excludes transformers Includes foundations, gravel or concrete base, fencing or walls to 1.8m height, gates and all within the compound area.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Transformer bays
CG Code	44500F
Specific	Two transformer
Descriptive	-
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£459
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete bases to transformers with remainder of area in loose fill media. Surround to compound in steel un-climbable fencing built off concrete perimeter ground beam. Transformers within brick or concrete structures may have walls only or may have a roof over. Can often be found alongside sub-stations.
Referencing details	Measure external dimensions of fencing or walls. Note number of transformers. Do not enter compound.
Cost information notes	Excludes transformers Includes foundations, gravel or concrete base, fencing or walls to 1.8m height, gates and all within the compound area.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Transformer bays
Photo notes	-

Photo1

Photo2

Photo3

[Back]

Generic Category	Transformer bays
CG Code	44510F
Specific	Two transformer
Descriptive	Lump sum all inclusive
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£10,572
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete bases to transformers with remainder of area in loose fill media. Surround to compound in steel un-climbable fencing built off concrete perimeter ground beam. Transformers within brick or concrete structures may have walls only or may have a roof over. Can often be found alongside sub-stations.
Referencing details	Measure external dimensions of fencing or walls. Note number of transformers. Do not enter compound.
Cost information notes	Excludes transformers Includes foundations, gravel or concrete base, fencing or walls to 1.8m height, gates and all within the compound area.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Transformer bays
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Uninterrupted power supply
CG Code	200B01
Specific	Rotary
Descriptive	Maintains full system power.
Tech1	415V
Tech2	UPS output kw [E] 120
Unit size	-
Unit of measurement	Each
ERC	£105,106
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A rotary flywheel Uninterruptible Power Supply (UPS) uses a constantly spinning flywheel powered from the mains to store sufficient (kinetic) energy to instantly generate electrical power if the main supply fails, for a short period whilst a conventional diesel generator runs up to speed.
Referencing details	Key identifying factors: Static or Rotary UPS Power Rating (in kW or kVA) Battery Run/autonomy time. Battery in matching cubicles or on racks
Cost information notes	Cost includes the diesel generator assumed to be 414 volt / 50HZ
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Alternator and flywheel set with diesel engine at far end. Photo 2 - Fuel tank

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Uninterrupted power supply
CG Code	200B02
Specific	Rotary
Descriptive	Maintains full system power.
Tech1	415V
Tech2	UPS output kw [E] 250
Unit size	-
Unit of measurement	Each
ERC	£185,092
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A rotary flywheel Uninterruptible Power Supply (UPS) uses a constantly spinning flywheel powered from the mains to store sufficient (kinetic) energy to instantly generate electrical power if the main supply fails, for a short period whilst a conventional diesel generator runs up to speed.
Referencing details	Key identifying factors: Static or Rotary UPS Power Rating (in kW or kVA) Battery Run/autonomy time. Battery in matching cubicles or on racks
Cost information notes	Cost includes the diesel generator assumed to be 414 volt / 50HZ
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Alternator and flywheel set with diesel engine at far end. Photo 2 - Fuel tank

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Uninterrupted power supply
CG Code	200B03
Specific	Rotary
Descriptive	Maintains full system power.
Tech1	415V
Tech2	UPS output kw [E] 330
Unit size	-
Unit of measurement	Each
ERC	£222,110
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A rotary flywheel Uninterruptible Power Supply (UPS) uses a constantly spinning flywheel powered from the mains to store sufficient (kinetic) energy to instantly generate electrical power if the main supply fails, for a short period whilst a conventional diesel generator runs up to speed.
Referencing details	Key identifying factors: Static or Rotary UPS Power Rating (in kW or kVA) Battery Run/autonomy time. Battery in matching cubicles or on racks
Cost information notes	Cost includes the diesel generator assumed to be 414 volt / 50HZ
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Alternator and flywheel set with diesel engine at far end. Photo 2 - Fuel tank

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Uninterrupted power supply
CG Code	200B04
Specific	Rotary
Descriptive	Maintains full system power.
Tech1	415V
Tech2	UPS output [E] 500
Unit size	-
Unit of measurement	Each
ERC	£326,555
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A rotary flywheel Uninterruptible Power Supply (UPS) uses a constantly spinning flywheel powered from the mains to store sufficient (kinetic) energy to instantly generate electrical power if the main supply fails, for a short period whilst a conventional diesel generator runs up to speed.
Referencing details	Key identifying factors: Static or Rotary UPS Power Rating (in kW or kVA) Battery Run/autonomy time Battery in matching cubicles or on racks
Cost information notes	Cost includes the diesel generator assumed to be 414 volt / 50HZ
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	Key identifying factors: Static or Rotary UPS Power Rating (in kW or kVA) Battery Run/autonomy time. Battery in matching cubicles or on racks
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Alternator and flywheel set with diesel engine at far end. Photo 2 - Fuel tank
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Uninterrupted power supply
CG Code	200B05
Specific	Rotary
Descriptive	Maintains full system power.
Tech1	415V
Tech2	UPS output [E] 625
Unit size	-
Unit of measurement	Each
ERC	£396,624
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A rotary flywheel Uninterruptible Power Supply (UPS) uses a constantly spinning flywheel powered from the mains to store sufficient (kinetic) energy to instantly generate electrical power if the main supply fails, for a short period whilst a conventional diesel generator runs up to speed.
Referencing details	Key identifying factors: Static or Rotary UPS Power Rating (in kW or kVA) Battery Run/autonomy time. Battery in matching cubicles or on racks
Cost information notes	Cost includes the diesel generator assumed to be 414 volt / 50HZ
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Alternator and flywheel set with diesel engine at far end. Photo 2 - Fuel tank

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Uninterrupted power supply
CG Code	200B06
Specific	Rotary
Descriptive	Maintains full system power.
Tech1	415V
Tech2	UPS output [E] 800
Unit size	-
Unit of measurement	Each
ERC	£495,781
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A rotary flywheel Uninterruptible Power Supply (UPS) uses a constantly spinning flywheel powered from the mains to store sufficient (kinetic) energy to instantly generate electrical power if the main supply fails, for a short period whilst a conventional diesel generator runs up to speed.
Referencing details	Key identifying factors: Static or Rotary UPS Power Rating (in kW or kVA) Battery Run/autonomy time. Battery in matching cubicles or on racks
Cost information notes	Cost includes the diesel generator assumed to be 414 volt / 50HZ
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Alternator and flywheel set with diesel engine at far end. Photo 2 - Fuel tank

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Uninterrupted power supply
CG Code	200B07
Specific	Rotary
Descriptive	Maintains full system power.
Tech1	415V
Tech2	UPS output [E] 1200
Unit size	-
Unit of measurement	Each
ERC	£679,550
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A rotary flywheel Uninterruptible Power Supply (UPS) uses a constantly spinning flywheel powered from the mains to store sufficient (kinetic) energy to instantly generate electrical power if the main supply fails, for a short period whilst a conventional diesel generator runs up to speed.
Referencing details	Key identifying factors: Static or Rotary UPS Power Rating (in kW or kVA) Battery Run/autonomy time. Battery in matching cubicles or on racks
Cost information notes	Cost includes the diesel generator assumed to be 414 volt / 50HZ
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Alternator and flywheel set with diesel engine at far end. Photo 2 - Fuel tank

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Uninterrupted power supply
CG Code	200B08
Specific	Rotary
Descriptive	Maintains full system power.
Tech1	415V
Tech2	UPS output [E] 400
Unit size	-
Unit of measurement	Each
ERC	£264,416
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A rotary flywheel Uninterruptible Power Supply (UPS) uses a constantly spinning flywheel powered from the mains to store sufficient (kinetic) energy to instantly generate electrical power if the main supply fails, for a short period whilst a conventional diesel generator runs up to speed.
Referencing details	Key identifying factors: Static or Rotary UPS Power Rating (in kW or kVA) Battery Run/autonomy time. Battery in matching cubicles or on racks
Cost information notes	Cost includes the diesel generator assumed to be 414 volt / 50HZ
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Alternator and flywheel set with diesel engine at far end. Photo 2 - Fuel tank

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Uninterrupted power supply
CG Code	200B09
Specific	Rotary
Descriptive	Maintains full system power.
Tech1	415V
Tech2	UPS output [E] 700
Unit size	-
Unit of measurement	Each
ERC	£424,388
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A rotary flywheel Uninterruptible Power Supply (UPS) uses a constantly spinning flywheel powered from the mains to store sufficient (kinetic) energy to instantly generate electrical power if the main supply fails, for a short period whilst a conventional diesel generator runs up to speed.
Referencing details	Key identifying factors: Static or Rotary UPS Power Rating (in kW or kVA) Battery Run/autonomy time. Battery in matching cubicles or on racks
Cost information notes	Cost includes the diesel generator assumed to be 414 volt / 50HZ
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Alternator and flywheel set with diesel engine at far end. Photo 2 - Fuel tank

Photo notes -

Photo1

Photo2

Photo3

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Generic Category	Uninterrupted power supply
CG Code	200B10
Specific	Rotary
Descriptive	Maintains full system power
Tech1	415V
Tech2	UPS output [E] 1000
Unit size	-
Unit of measurement	Each
ERC	£579,072
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	A rotary flywheel Uninterruptible Power Supply (UPS) uses a constantly spinning flywheel powered from the mains to store sufficient (kinetic) energy to instantly generate electrical power if the main supply fails, for a short period whilst a conventional diesel generator runs up to speed.
Referencing details	Key identifying factors: Static or Rotary UPS Power Rating (in kW or kVA) Battery Run/autonomy time. Battery in matching cubicles or on racks
Cost information notes	Cost includes the diesel generator assumed to be 414 volt / 50HZ
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.
Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Alternator and flywheel set with diesel engine at far end. Photo 2 - Fuel tank

Photo notes -

Photo1

Photo2

Photo3

Back

Generic Category	Uninterrupted power supply
CG Code	200BA1
Specific	Rotary
Descriptive	Maintains full system power.
Tech1	415V
Tech2	UPS output [E] 500
Unit size	-
Unit of measurement	Each
ERC	£326,555
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Rotary Flywheel Power - Alternating Current (AC) comes in and passes through a Rectifier and is converted to Direct Current (DC). The DC current charges up batteries. The current then runs a rotary flywheel, which is a heavy spinning wheel. The wheel turns a shaft, which then turns an alternator producing AC current. After the alternator there is often a thyristor to regulate the current. Before the batteries is a diesel generator (often a DC generator). The batteries are in batches of 128 and are usually 2 volts. (The life of a battery if well-maintained will be 8 years) The running time is approximately 10 minutes. When the mains fail the mains fail device starts the diesel alternator. In the interim the block of batteries maintain the current and the rotary flywheel continues turning and generating. The millisecond before the batteries come in the flywheel is free running but due to its weight it keeps turning and generating and thus there is no loss of power to the main system. After 1 minute the diesel engine will be at full capacity and will take over from the batteries in supplying the flywheel with power. It will also re-charge the batteries. The diesel generator will run for approximately 48 hours giving enough time for the mains supply to be restored.
Referencing details	Key identifying factors: Static or Rotary UPS Power Rating (in kW or kVA) Battery Run/autonomy time Battery in matching cubicles or on racks
Cost information notes	Cost does not include battery banks, rectifier, inverter or thyristor but does include the diesel generator. It is assumed that the voltage is 415 V (unless stated differently) at 50 hz
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	The item can typically be found on an industrial, commercial or office complex. Some hereditaments may have multiple items, in which case the ERC needs to reflect the number of items.

Contract size adjustment	(BEAMS Note 1) The ERC for this item should be added to the total of the ERC of the other P&M items on the site and the Buildings ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of P&M Items + ERC of Building Component's = Total ERC (net figure rateable items only) to which contract size adjustment should be applied The Generic Contractors Spreadsheet has this facility built into the programme - it is recommended you undertake all contractors test valuations using this spreadsheet. (Details on the application of contract size adjustments can be found in the RCG Guidance notes). Where RV is calculated using the comparative method (rental method) the contract size adjustment should be made as follows: Select - SCAT code box "P and M as an addition" within the Generic Contractors Test Spreadsheet facility. Or Where the spreadsheet is not used take the: Reciprocal of statutory de-capitalisation rate (for example 5% reciprocal = 20) multiply by rateable value of the buildings (before any overall end allowances are made and after making a notional deduction for the land value) and add to the ERC of P&M. Use resultant figure to calculate contract size adjustment. (Guidance Notes - Section 6)
Variations	-
Photo description	Photo 1 - Alternator and flywheel set with diesel engine at far end. Photo 2 - Fuel tank
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Universities
CG Code	UNIV01
Specific	Buildings
Descriptive	Advanced Science
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£5,407
Superseded codes	STS039
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Advanced Science Building
Referencing details	-
Cost information notes	This covers Advanced Science Buildings
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Universities
CG Code	UNIV07
Specific	Buildings
Descriptive	Greenhouses
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£291
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Greenhouses
Referencing details	-
Cost information notes	This code covers Greenhouses and simple hutted structures
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

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Generic Category	Universities
CG Code	UNIV04
Specific	Buildings
Descriptive	Other Academic Buildings
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,600
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Other Principal Buildings
Referencing details	-
Cost information notes	This code covers other principal buildings
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Universities
CG Code	UNIV02
Specific	Buildings
Descriptive	Postgraduate Research
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£3,569
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Post Graduate/Research Science/Tiered Auditoria Building
Referencing details	-
Cost information notes	This code covers Post Grad/Research Science/Tiered Auditoria
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Universities
CG Code	UNIV03
Specific	Buildings
Descriptive	Teaching Science
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2,672
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Teaching Science Building
Referencing details	-
Cost information notes	This code covers Teaching Science buildings
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

The picture can't be displayed.

Photo2

Photo3

Back

Generic Category	Vehicle testing stations
CG Code	STS040
Specific	Operational depot and vehicle maintenance workshop
Descriptive	2 storey
Tech1	1000m2 - 2000m2
Tech2	-
Unit size	STS
Unit of measurement	m2
ERC	£0
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	2 storey depot and vehicle maintenance building. Reinforced Concrete ground beams, pad foundations and ground slab. Steel frame. Composite metal pitched roof cladding and roof lights. Precast Concrete upper floor. Steel stairs. Composite metal cladding and facing brick external walls with curtain walling. Roller shutters and steel external doors. Glazed entrance and windows. Block internal walls and proprietary partitions. Timber doors. Plasterboard, plaster, tile, weighrock wall finishes. Resin screed, raised access, vinyl, carpet flooring. Suspended mineral fibre ceilings. Fittings. Sanitary ware. Heating and comfort cooling. Ventilation. Power and light. CCTV, access control, data, fire and intruder alarms.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Visitors centres
CG Code	63500U
Specific	High Quality
Descriptive	Application of Use - This Beacon is a Wildlife centre, remote rural location, site sensitive in appearance combining energy efficiency with sustainable natural resources.
Tech1	Accommodation: Exhibition areas, restaurant and kitchen, shop, classroom, and field laboratory with staff and ancillary accommodation. Large galleries with under floor heating, Specialist design glass/timber structure.
Tech2	3 storey (Gross External Area 600m2)
Unit size	-
Unit of measurement	m2
ERC	£2,799
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Specification for beacon rate includes lower ground, ground, and first floors, Steeply sloping site and curved building plan shape, Building Construction: Foundations: no details available Frame: no details available Upper Floors: Concrete floor slabs Roof: Pitched timber frame with timber shingles, (60%) and metal skin External Walls: Slate walls to ground floor and timber cladding and glass panels to upper floors Windows and Doors: large glazed areas as part of specialised design Internal Walls: No detail available Internal Finishes: Carpeting to lower ground floor and floating oak tongued and grooved boarded to upper floors Building Services: Electric under floor heating to all floors, no air handling. External Works: Drainage to septic tank Accommodation: Exhibition areas, restaurant and kitchen, shop, classroom, and field laboratory with staff and ancillary accommodation. Large galleries with under floor heating, Specialist design glass/timber structure. Structural element provides about 70% of cost.
Referencing details	Measure to GEA m2
Cost information notes	-
rateable element	The plant and machinery listed in the description has been included in the cost.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-

Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Variations can be +or- 20%
Photo description	-
Photo notes	-
Photo1	
Photo2	

Photo3

Back

Generic Category	Visitors centres
CG Code	63500K
Specific	Medium Quality
Descriptive	Beacon for Visitor centres - Medium Quality
Tech1	Accommodation: Cafe/lecture room, kitchen and servery, foyer and exhibition area, toilets, stores and plant room.
Tech2	Single storey (Gross External Area 270m2)
Unit size	-
Unit of measurement	m2
ERC	£1,759
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Building Construction Foundations: strip concrete; Frame: part steel and part concrete; Upper Floors: none; Roof: trussed timber with non-asbestos slates; External Walls: cavity block work, rendered externally; Windows and Doors: Softwood windows and aluminium doors; Internal Walls: block work with plaster and some tile finishes. Internal Finishes: vinyl floor coverings with plasterboard and Artex ceilings Building Services: Gas central heating, electrics and intruder alarm. Accommodation: Cafe/lecture room, kitchen and servery, foyer and exhibition area, toilets, stores and plant room
Referencing details	Measure to GEA m2
Cost information notes	-
rateable element	The plant and machinery listed in the description has been included in the cost.
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	Variations can be +or- 20%
Photo description	Photograph of Beacon of Visitor Centre
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walkways
CG Code	215RC1
Specific	Reinforced concrete
Descriptive	Cantilevered
Tech1	225mm thick
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£266
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Concrete walkway - nominally 225mm thick - reinforced. Built out from side of concrete wall or block - Average 1m wide. May have cast in supports.
Referencing details	Measure length and width = m2 & Thickness
Cost information notes	Assumed attached to another structural item
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls
CG Code	30PR28
Specific	Concrete Sections (Milton Precast Concrete or similar)
Descriptive	L' or 'T' Shape
Tech1	2.0m Height
Tech2	-
Unit size	-
Unit of measurement	m
ERC	£613
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Precast concrete section - often interlocking, used for dividing material or for containment of materials. Sizes range up to 4 m high and are usually 1 m or 1.2m wide. Variations can be "A "shaped with hollow cores. Thickness usually 100mm.
Referencing details	Size, Height, Age
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical inverted "T" shaped sections. Photo 2 - Typical "T" shaped sections visible with "L" shaped section with attached baffles.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls
CG Code	30PR29
Specific	Concrete Sections (Milton Precast Concrete or similar)
Descriptive	L' or 'T' Shape
Tech1	3.0m Height
Tech2	-
Unit size	-
Unit of measurement	m
ERC	£921
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Precast concrete section - often interlocking, used for dividing material or for containment of materials. Sizes range up to 4 m high and are usually 1 m or 1.2m wide. Variations can be "A "shaped with hollow cores. Thickness usually 100mm.
Referencing details	Size, Height, Age
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical inverted "T" shaped sections. Photo 2 - Typical "T" shaped sections visible with "L" shaped section with attached baffles.
Photo notes	-

Photo1

Photo2

Photo3

[Back]

Generic Category	Walls
CG Code	30PR30
Specific	Concrete Sections (Milton Precast Concrete or similar)
Descriptive	L' or 'T' Shape
Tech1	4.0m Height
Tech2	-
Unit size	-
Unit of measurement	m
ERC	£1,229
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Precast concrete section - often interlocking, used for dividing material or for containment of materials. Sizes range up to 4 m high and are usually 1 m or 1.2m wide. Variations can be "A "shaped with hollow cores. Thickness usually 100mm.
Referencing details	Size, Height, Age
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical inverted "T" shaped sections. Photo 2 - Typical "T" shaped sections visible with "L" shaped section with attached baffles.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls
CG Code	30PR31
Specific	Concrete
Descriptive	Large block
Tech1	1.0m x 0.5m x 0.5m
Tech2	-
Unit size	-
Unit of measurement	m
ERC	£250
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Precast concrete blocks 1.0m 0.5m x 0.5m approx. Used in industrial locations for massive supports or ballast.
Referencing details	Check block sizes & count number
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Large concrete blocks used for ballast or support. Photo 2 - Blocks used as support.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls
CG Code	30P1DS
Specific	Dry Stone
Descriptive	Coursed & Battered
Tech1	1.2m Height
Tech2	-
Unit size	-
Unit of measurement	m
ERC	£483
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Dry stone wall, tapered from base to top. Constructed of stone typical to the locality. Stone work to be coursed to suit local requirements.
Referencing details	Measure height and length Note if strip foundation is used and record.
Cost information notes	Cost based on 1.2m high wall
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical stone wall with tapered sides and laid generally to course. Photo 2 - 1.4m high dry stone wall coursed.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls
CG Code	30PG01
Specific	Gabions
Descriptive	Wire mesh modular units
Tech1	1.0m x 1.0m x 0.5m
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£65
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Galvanised wire mesh cages filled in layers with wired ties between layers. Layers of stone or pebbles depending on design and location. Sizes of cages may vary from 0.5 x 1.0m x 0.5 m to 3.0m x 1.0m x 1.0m.
Referencing details	Measure height and length
Cost information notes	Cost includes for foundation
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Base for gabion wall construction Photo 2 - Retaining wall with rock filled gabions. Photo 3 - Typical stepped gabion.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls
CG Code	30PG02
Specific	Gabions
Descriptive	Wire mesh modular units
Tech1	2.0m x 1.0m x 1.0m
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£242
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Galvanised wire mesh cages filled in layers with wired ties between layers. Layers of stone or pebbles depending on design and location. Sizes of cages may vary from 0.5 x 1.0m x 0.5 m to 3.0m x 1.0m x 1.0m.
Referencing details	Measure height and length
Cost information notes	Cost includes for foundation
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Base for gabion wall construction Photo 2 - Retaining wall with rock filled gabions. Photo 3 - Typical stepped gabion.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls
CG Code	30PG03
Specific	Gabions
Descriptive	Wire mesh modular units
Tech1	3.0m x 1.0m x 1.0m
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£363
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Galvanised wire mesh cages filled in layers with wired ties between layers. Layers of stone or pebbles depending on design and location. Sizes of cages may vary from 0.5 x 1.0m x 0.5 m to 3.0m x 1.0m x 1.0m.
Referencing details	Measure height and length
Cost information notes	Cost includes for foundation
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Base for gabion wall construction Photo 2 - Retaining wall with rock filled gabions. Photo 3 - Typical stepped gabion.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls
CG Code	30PR20
Specific	Railway Sleeper
Descriptive	Concrete supports - 2.6m centres
Tech1	1.0m Height
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£127
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	H section concrete posts set into base with railway sleepers (usually second-hand) set on edge between flanges. Typically used for separation of materials or material containment. Constructed in bays with heights variable depending on the column height and the number of sleepers used.
Referencing details	Length, Height, Age & Condition
Cost information notes	Cost include the erection of the posts
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls
CG Code	30PR21
Specific	Railway Sleeper
Descriptive	Concrete supports - 2.6m centres
Tech1	1.5m Height
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£102
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	H section concrete posts set into base with railway sleepers (usually second-hand) set on edge between flanges. Typically used for separation of materials or material containment. Constructed in bays with heights variable depending on the column height and the number of sleepers used.
Referencing details	Length, Height, Age & Condition
Cost information notes	Cost include the erection of the posts
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls
CG Code	30PR22
Specific	Railway Sleeper
Descriptive	Concrete supports - 2.6m centres
Tech1	1.75m Height
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£79
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	H section concrete posts set into base with railway sleepers (usually second-hand) set on edge between flanges. Typically used for separation of materials or material containment. Constructed in bays with heights variable depending on the column height and the number of sleepers used.
Referencing details	Length, Height, Age & Condition
Cost information notes	Cost include the erection of the posts
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls
CG Code	30PR23
Specific	Railway Sleeper
Descriptive	Concrete supports - 2.6m centres
Tech1	2.0m Height
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£71
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	H section concrete posts set into base with railway sleepers (usually second-hand) set on edge between flanges. Typically used for separation of materials or material containment. Constructed in bays with heights variable depending on the column height and the number of sleepers used.
Referencing details	Length, Height, Age & Condition
Cost information notes	Cost include the erection of the posts
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls
CG Code	30PR24
Specific	Railway Sleeper
Descriptive	Steel supports - 2.6m centres
Tech1	1.0m Height
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£127
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	H section Steel posts set into base with railway sleepers (usually second-hand) set on edge between flanges. Typically used for separation of materials or material containment. Constructed in bays with heights variable depending on the column height and the number of sleepers used.
Referencing details	Length, Height, Age & Condition
Cost information notes	Cost include the erection of the posts
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls
CG Code	30PR25
Specific	Railway Sleeper
Descriptive	Steel supports - 2.6m centres
Tech1	1.5m Height
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£102
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	H section Steel posts set into base with railway sleepers (usually second-hand) set on edge between flanges. Typically used for separation of materials or material containment. Constructed in bays with heights variable depending on the column height and the number of sleepers used.
Referencing details	Length, Height, Age & Condition
Cost information notes	Cost include the erection of the posts
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - H section steel columns with railway sleeper walls
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls
CG Code	30PR26
Specific	Railway Sleeper
Descriptive	Steel supports - 2.6m centres
Tech1	1.75m Height
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£79
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	H section Steel posts set into base with railway sleepers (usually second-hand) set on edge between flanges. Typically used for separation of materials or material containment. Constructed in bays with heights variable depending on the column height and the number of sleepers used.
Referencing details	Length, Height, Age & Condition
Cost information notes	Cost include the erection of the posts
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - H section steel columns with railway sleeper walls
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls
CG Code	30PR27
Specific	Railway Sleeper
Descriptive	Steel supports - 2.6m centres
Tech1	2.0m Height
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£71
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	H section Steel posts set into base with railway sleepers (usually second-hand) set on edge between flanges. Typically used for separation of materials or material containment. Constructed in bays with heights variable depending on the column height and the number of sleepers used.
Referencing details	Length, Height, Age & Condition
Cost information notes	Cost include the erection of the posts
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - H section steel columns with railway sleeper walls
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls
CG Code	30PR02
Specific	Retaining
Descriptive	Brick - 225mm thick - Class B engineering
Tech1	2m high
Tech2	Including foundation
Unit size	-
Unit of measurement	m2
ERC	£319
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	One brick thick wall, often in engineering bricks, laid on a concrete foundation. Wall backfilled with earth or loose fill to assist drainage and topped with soil.
Referencing details	Length and Height = m2
Cost information notes	Cost include for foundation.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	The photo in RCG 23 is sufficient
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls
CG Code	30PR03
Specific	Retaining
Descriptive	Brick - 225mm thick - Class B engineering
Tech1	3m high
Tech2	Including foundation
Unit size	-
Unit of measurement	m2
ERC	£306
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	One brick thick wall, often in engineering bricks, laid on a concrete foundation. Wall backfilled with earth or loose fill to assist drainage and topped with soil.
Referencing details	Length and Height = m2
Cost information notes	Cost include for foundation.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	The photo in RCG 23 is sufficient
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls
CG Code	30PR01
Specific	Retaining
Descriptive	Brick - 225mm thick - Class B engineering
Tech1	1m
Tech2	Including foundation
Unit size	-
Unit of measurement	m2
ERC	£490
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	One brick thick wall, often in engineering bricks, laid on a concrete foundation. Wall backfilled with earth or loose fill to assist drainage and topped with soil.
Referencing details	Length and Height = m2
Cost information notes	Cost include for foundation.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	The photo in RCG 23 is sufficient
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls
CG Code	30PR07
Specific	Retaining
Descriptive	Crib system
Tech1	1m
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£821
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Precast concrete sections built up from mass concrete foundation. Timber system also available. Void will be infilled with soil or stone.
Referencing details	Length & Height = m2
Cost information notes	Costs are per m2 based on height of wall. Foundation cost included.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical Crib system retaining wall
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls
CG Code	30PR08
Specific	Retaining
Descriptive	Crib system
Tech1	2m high
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£672
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Precast concrete sections built up from mass concrete foundation. Timber system also available. Void will be infilled with soil or stone.
Referencing details	Length & Height = m2
Cost information notes	Costs are per m2 based on height of wall. Foundation cost included.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical Crib system retaining wall
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls
CG Code	30PR09
Specific	Retaining
Descriptive	Crib system
Tech1	3m high
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£580
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Precast concrete sections built up from mass concrete foundation. Timber system also available. Void will be infilled with soil or stone.
Referencing details	Length & Height = m2
Cost information notes	Costs are per m2 based on height of wall. Foundation cost included.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical Crib system retaining wall
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls
CG Code	30PR04
Specific	Retaining
Descriptive	Stone faced with concrete behind
Tech1	1m high
Tech2	Including foundation
Unit size	-
Unit of measurement	m2
ERC	£1,066
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete wall with a stone facing, laid on a concrete foundation.
Referencing details	Length and Height = m2
Cost information notes	Cost includes coping stones
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo is sufficient
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls
CG Code	30PR05
Specific	Retaining
Descriptive	Stone faced with concrete behind
Tech1	2m high
Tech2	Including foundation
Unit size	-
Unit of measurement	m2
ERC	£1,084
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete wall with a stone facing, laid on a concrete foundation.
Referencing details	Length and Height = m2
Cost information notes	Cost includes coping stones
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo is sufficient
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls
CG Code	30PR06
Specific	Retaining
Descriptive	Stone faced with concrete behind
Tech1	3m high
Tech2	Including foundation
Unit size	-
Unit of measurement	m2
ERC	£1,129
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete wall with a stone facing, laid on a concrete foundation.
Referencing details	Length and Height = m2
Cost information notes	Cost includes coping stones
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo is sufficient
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls
CG Code	30P0CX
Specific	Sundry Items
Descriptive	Blockwork (Generic range)
Tech1	Less than 200mm thick
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£45
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Blockwork up to 200mm thick.
Referencing details	Measure length, height & thickness
Cost information notes	Excludes foundations, Add for fair faced, pointed both sides
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical blockwork wall - flush pointed.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0HF
Specific	60mm Insulation
Descriptive	Reinforced metal lined Vapour barrier (Previously, With corrugated inner lining), excludes support rails
Tech1	Includes fixings
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£41
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Corrugated sheet cladding to external walls consisting of single skin asbestos free fibre cement sheeting fixed with hook bolts washers and inclusive of flashings and supporting. Not priced for here. Add for 60mm glass fibre insulation and Metal Vapour barrier (Previously, colour coated steel inner liner panels) fixed with hook bolts and washers excluding supporting rails.
Referencing details	area m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Possible use of Insulation & Vapour barrier
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0C5
Specific	Cavity Wall
Descriptive	Common brick - both skins
Tech1	Includes stainless steel wall ties, excluding insulation
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£101
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Build cavity wall in commons with stainless steel wall ties in cavity
Referencing details	Wall area m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Loose fill insulation in typical cavity
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0CF
Specific	Cavity Wall
Descriptive	Blockwork one side, facing brick to outer
Tech1	Includes stainless steel wall ties, excluding insulation
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£98
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Build cavity wall in brick facing to outer & block inner with stainless steel wall ties in cavity
Referencing details	Wall area m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical cavity wall
Photo notes	-

Photo1

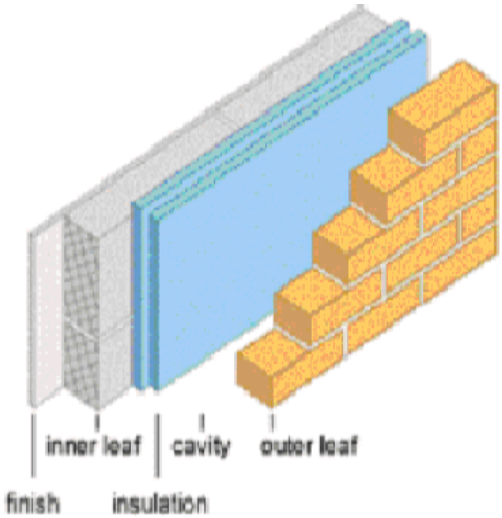

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0CA
Specific	Cavity Wall
Descriptive	Common brick one side, facing on other
Tech1	Includes stainless steel wall ties, excluding insulation
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£114
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Build cavity wall in facing brick to outer skin & commons internally with stainless steel wall ties in cavity
Referencing details	Wall area m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Loose fill insulation in typical cavity
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0C4
Specific	Cavity Wall
Descriptive	Forming Cavities, in hollow walls
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£2
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Forming cavity within cavity wall
Referencing details	Wall area m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0C3
Specific	Cavity Wall
Descriptive	Injected wall insulation
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£7
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Injected wall insulation
Referencing details	Wall area m2
Cost information notes	Injected materials have increased over the years due to the increase in U values and has become more expensive
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical foam insulation
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0C1
Specific	Cavity Wall
Descriptive	Rigid PIR insulation board (Urethane is floor insulation)
Tech1	50mm thick
Tech2	Includes retaining discs
Unit size	-
Unit of measurement	m2
ERC	£18
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Rigid PIR insulation board 50mm, including retaining discs and cutting around ties.
Referencing details	Wall area m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Board shown between wall skins
Photo notes	-

Photo1

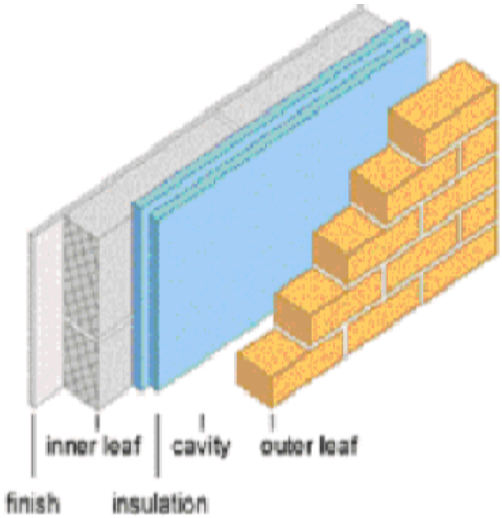

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0C2
Specific	Cavity Wall
Descriptive	Rigid PIR insulation board (Urethane is floor insulation)
Tech1	75mm thick
Tech2	Includes retaining discs
Unit size	-
Unit of measurement	m2
ERC	£23
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Rigid PIR insulation board 75mm, including retaining discs and cutting around ties.
Referencing details	Wall area m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Board shown between wall skins
Photo notes	-

Photo1

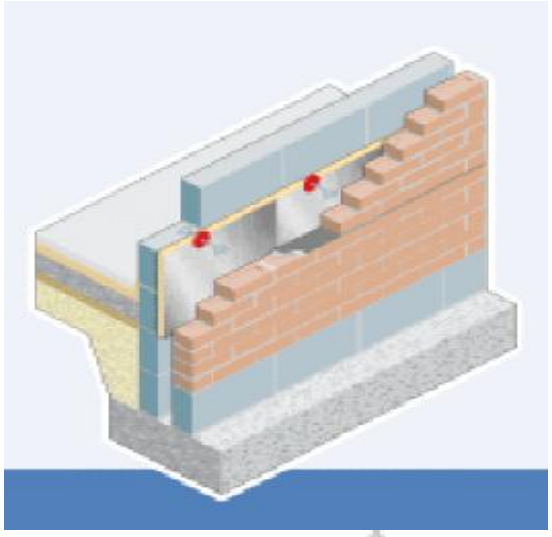

Photo2

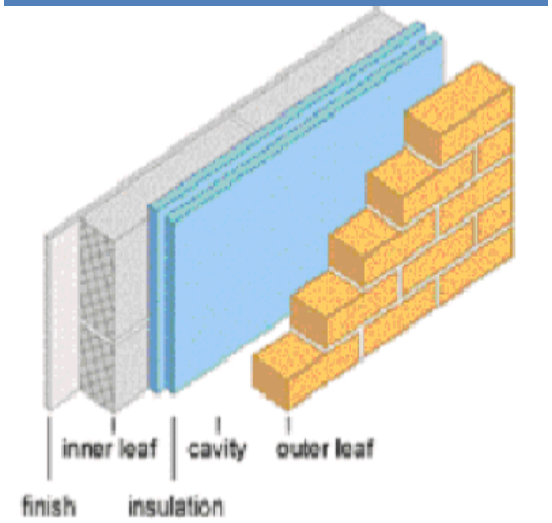

Photo3

Back

Generic Category	Walls - external
CG Code	30P0BP
Specific	Class A Engineering
Descriptive	Half Brick solid
Tech1	102mm thick
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£102
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Class A engineering brick 1/2 brick solid, 102mm thick
Referencing details	Wall area m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0BU
Specific	Class A Engineering
Descriptive	One Brick solid
Tech1	215mm thick
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£196
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Class A engineering brick one brick solid, 215mm thick
Referencing details	Wall area m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0BZ
Specific	Class A Engineering
Descriptive	One & half Brick solid
Tech1	330mm thick
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£287
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Class A engineering brick one & half brick solid wall, 330mm thick
Referencing details	Wall area m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0BE
Specific	Class B Engineering
Descriptive	Half Brick solid
Tech1	102mm thick
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£48
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Class B engineering brick 1/2 brick solid, 102mm thick
Referencing details	Wall area m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0BL
Specific	Class B Engineering
Descriptive	One Brick solid
Tech1	215mm thick
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£89
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Class B engineering brick one brick solid, 215mm thick
Referencing details	Wall area m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0BS
Specific	Class B Engineering
Descriptive	One & half Brick solid
Tech1	330mm thick
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£127
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Class B engineering brick one & half brick solid wall, 330mm thick
Referencing details	Wall area m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0B0
Specific	Common Brick
Descriptive	1/2 Brick solid
Tech1	102mm thick
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£49
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Common brick 1/2 brick solid, 102mm thick
Referencing details	Wall area m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0B5
Specific	Common Bricks
Descriptive	One Brick solid
Tech1	215mm thick
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£92
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Commons, one brick solid, 215mm thick
Referencing details	Wall area m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0BA
Specific	Common bricks
Descriptive	One & half Brick solid
Tech1	330mm thick
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£134
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Common brick one & half brick solid wall, 330mm thick
Referencing details	Wall area m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0H5
Specific	Fibre cement sheeting
Descriptive	Coloured excluding insulation
Tech1	Includes fixings & support rails
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£57
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Corrugated sheet claddings to external walls consisting of single skin asbestos free fibre cement sheeting fixed with hook bolts washers and inclusive of flashings and supporting.
Referencing details	Wall area m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0H0
Specific	Fibre cement sheeting
Descriptive	Natural Grey excluding insulation
Tech1	Includes fixings & support rails
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£29
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Corrugated sheet claddings to external walls consisting of single skin asbestos free fibre cement sheeting fixed with hook bolts washers and inclusive of flashings and supporting.
Referencing details	Wall area m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0H2
Specific	Fibre cement sheeting
Descriptive	Natural Grey including insulation
Tech1	Includes fixings & support rails
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£56
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Corrugated sheet claddings & insulation to external walls consisting of single skin asbestos free fibre cement sheeting fixed with hook bolts washers and inclusive of flashings and supporting.
Referencing details	Wall area m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0BF
Specific	Machine Grade Facings
Descriptive	Half Brick solid
Tech1	102mm thick
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£63
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Medium grade facing 1/2 brick solid 102mm thick.
Referencing details	Wall area m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0BK
Specific	Machine Grade Facings
Descriptive	One Brick thick solid
Tech1	215mm thick
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£120
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Machine grade facing 1 brick solid 215mm thick.
Referencing details	Wall area m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0DZ
Specific	Machine Grade Facings
Descriptive	Brick Projection exc. Foundation
Tech1	225mm x 112mm
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£14
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Brick projection built in to existing wall (Not an isolated pier) in Machine grade facings
Referencing details	Wall area m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo showing Projections in wall and isolated piers
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0E5
Specific	Machine Grade Facings
Descriptive	Brick Projection exc. Foundation
Tech1	328mm x 112mm
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£24
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Brick projection built in to existing wall (Not an isolated pier) in Machine grade facings
Referencing details	Wall area m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo showing Projections in wall and isolated piers
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0EA
Specific	Machine Grade Facings
Descriptive	Brick Projection exc. Foundation
Tech1	440mm x 112mm
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£35
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Brick projection built in to existing wall (Not an isolated pier) in Machine grade facings
Referencing details	Wall area m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo showing Projections in wall and isolated piers
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0EF
Specific	Machine Grade Facings
Descriptive	Brick Projection exc. Foundation
Tech1	225mm x 225mm
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£36
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Brick projection built in to existing wall (Not an isolated pier) in Machine grade facings
Referencing details	Wall area m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo showing Projections in wall and isolated piers
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0EK
Specific	Machine Grade Facings
Descriptive	Brick Projection exc. Foundation
Tech1	328mm x 225mm
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£49
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Brick projection built in to existing wall (Not an isolated pier) in Machine grade facings
Referencing details	Wall area m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo showing Projections in wall and isolated piers
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0EP
Specific	Machine Grade Facings
Descriptive	Brick Projection exc. Foundation
Tech1	440mm x 225mm
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£69
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Brick projection built in to existing wall (Not an isolated pier) in Machine grade facings
Referencing details	Wall area m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo showing Projections in wall and isolated piers
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0HU
Specific	Profiled Aluminium Sheet
Descriptive	Excluding Insulation & Inner Lining to sheet
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£69
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Profiled aluminium Sheet excluding Liner & Insulation
Referencing details	Wall area m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0HL
Specific	Profiled Aluminium Sheet
Descriptive	Insulation & Inner Lining to sheet
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£103
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Insulation & inner lining sheet to a Profiled aluminium Sheet (Extra over cost to the profile sheet)
Referencing details	Wall area m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P01F
Specific	Profiled Aluminium Sheet
Descriptive	Support framing
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£23
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Support system consisting of Purlins & Rails to allow sheet to be fixed to existing frame
Referencing details	Wall area m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0HK
Specific	Profiled Metal Sheet
Descriptive	Coloured
Tech1	Includes fixings & supports
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£62
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Profile galvanised steel sheeting, 'plastisol' colour coated and fixed with plastic headed self-tapping screws and inclusive of flashings and supporting rails. Excluding insulation and inner lining sheets.
Referencing details	Wall area m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P01A
Specific	Upvc Cladding
Descriptive	Fixed to Battens
Tech1	Includes fixings
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£56
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Profile high impact PVCu cladding fixed with clips to softwood battens as above.
Referencing details	Wall area m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Wall Cladding
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0M0
Specific	Reinforced Concrete
Descriptive	150mm Thick
Tech1	Excludes foundations
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£163
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete walls finished fair on both faces
Referencing details	Measure Length, Height & Thickness
Cost information notes	Cost excludes foundations
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Concrete construction
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0M5
Specific	Reinforced Concrete
Descriptive	225mm Thick
Tech1	Excludes foundations
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£184
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete walls finished fair on both faces
Referencing details	Measure Length, Height & Thickness
Cost information notes	Cost excludes foundations
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Concrete construction
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0MA
Specific	Reinforced Concrete
Descriptive	300mm Thick
Tech1	Excludes foundations
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£203
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete walls finished fair on both faces
Referencing details	Measure Length, Height & Thickness
Cost information notes	Cost excludes foundations
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Concrete construction
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0MB
Specific	Reinforced Concrete
Descriptive	450mm Thick
Tech1	Excludes foundations
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£306
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete walls finished fair on both faces
Referencing details	Measure Length, Height & Thickness
Cost information notes	Cost excludes foundations
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Concrete construction
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0MF
Specific	Reinforced Concrete
Descriptive	600mm Thick
Tech1	Excludes foundations
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£408
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete walls finished fair on both faces
Referencing details	Measure Length, Height & Thickness
Cost information notes	Cost excludes foundations
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Concrete construction
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0MK
Specific	Reinforced Concrete
Descriptive	900mm Thick
Tech1	Excludes foundations
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£611
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Reinforced concrete walls finished fair on both faces
Referencing details	Measure Length, Height & Thickness
Cost information notes	Cost excludes foundations
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Concrete construction
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0CZ
Specific	Sundry Items
Descriptive	Bitumen based damp proof course
Tech1	bedded in mortar, lapped joints
Tech2	over 225mm wide
Unit size	-
Unit of measurement	m2
ERC	£16
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Ledkore type bitumen joints based damp proof course with lapped joints bedded in mortar horizontally to brick walls over 225mm wide.
Referencing details	Measure wall length and width to calculate area = m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Brick on Edge construction
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0D5
Specific	Sundry Items
Descriptive	Bitumen based damp proof course
Tech1	bedded in mortar, lapped joints
Tech2	102mm wide
Unit size	-
Unit of measurement	m2
ERC	£21
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Ledkore type bitumen joints based damp proof course with lapped joints bedded in mortar horizontally to half brick walls 102mm wide.
Referencing details	Measure wall length and width to calculate area = m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Brick on Edge construction
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0DA
Specific	Sundry Items
Descriptive	Bitumen based damp proof course
Tech1	bedded in mortar, lapped joints
Tech2	215mm wide
Unit size	-
Unit of measurement	m2
ERC	£21
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Ledkore type bitumen joints based damp proof course with lapped joints bedded in mortar horizontally to brick walls 215mm wide.
Referencing details	Measure wall length and width to calculate area = m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Brick on Edge construction
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0CU
Specific	Sundry Items
Descriptive	Blockwork (Extra over)
Tech1	Fair faced & pointing one side
Tech2	Additional costs
Unit size	-
Unit of measurement	m2
ERC	£1
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Extra over blockwork walls for fair face and pointing one side.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0CP
Specific	Sundry Items
Descriptive	Brickwork (Extra over)
Tech1	Fair faced & pointing one side
Tech2	Additional costs
Unit size	-
Unit of measurement	m2
ERC	£3
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Extra over brickwork walls for fair face and pointing one side.
Referencing details	-
Cost information notes	Note Pointing is usually included in the rate for brickwork
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0CK
Specific	Sundry Items
Descriptive	Cavity Wall Insulation
Tech1	50mm Thick
Tech2	Fixed with retaining clips
Unit size	-
Unit of measurement	m2
ERC	£20
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Rigid urethane insulation board 50mm, including retaining discs and cutting around ties.
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0DF
Specific	Sundry Items
Descriptive	Copings
Tech1	Brick on edge
Tech2	215mm wall - Excluding Specials
Unit size	-
Unit of measurement	m
ERC	£18
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Weathering walls - copings. Brick coping in medium grade facing bricks, brick on edge in mortar to 1 brick (215mm) thick wall excluding special bricks.
Referencing details	-
Cost information notes	Specials are extra over
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Brick on Edge construction
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0DK
Specific	Sundry Items
Descriptive	Copings
Tech1	Brick on edge
Tech2	327mm wall - Excluding Specials (Brick & Half)
Unit size	-
Unit of measurement	m
ERC	£27
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Weathering walls - copings. Brick coping in medium grade facing bricks, brick on edge in mortar to 1 brick (215mm) thick wall excluding special brick
Referencing details	-
Cost information notes	Specials are extra over
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Brick on Edge construction
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30K0DU
Specific	Sundry Items
Descriptive	Pre Cast Concrete Coping
Tech1	417mm x 76mm
Tech2	327mm wall
Unit size	-
Unit of measurement	m
ERC	£42
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pre-cast concrete coping 417 X 76mm to brick (327mm wall).
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Concrete Coping construction
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0DP
Specific	Sundry Items
Descriptive	Pre Cast Concrete Copings
Tech1	305mm x 76mm
Tech2	215mm wall
Unit size	-
Unit of measurement	m
ERC	£31
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Pre-cast concrete coping 305 X 76mm to brick (215mm wall).
Referencing details	-
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Concrete construction
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P0HZ
Specific	Timber Shiplap boarding
Descriptive	150mm wide boards inc. battens
Tech1	Excludes insulation & Vapour barrier
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£70
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	19mm thick timber shiplap boarded cladding 150mm wide boards fixed with galvanised nails to softwood battens, including battens, excluding insulation and vapour barrier, painted.
Referencing details	Wall area m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Cladding useage
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - external
CG Code	30P015
Specific	Timber Shiplap boarding
Descriptive	Red Cedar
Tech1	150mm wide boards including battens
Tech2	Excludes insulation & Vapour barrier
Unit size	-
Unit of measurement	m2
ERC	£79
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	19mm thick timber shiplap boarded cladding 150mm wide boards fixed with galvanised nails to softwood battens, including battens, excluding insulation and vapour barrier, painted.
Referencing details	Wall area m2
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Cladding useage
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - internal
CG Code	30ZO25
Specific	Demountable Partitioning
Descriptive	Medium Quality, Vinyl Faced
Tech1	Less than 2.4m ht Inclusive of doors
Tech2	-
Unit size	-
Unit of measurement	m
ERC	£428
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Timber studwork partition covered with 12.5mm plasterboard each side and skim coat of plaster, painting 100mm thick.
Referencing details	Length & Height
Cost information notes	Includes skirting boards but excludes doors, glazed areas and windows.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Demountable partitioning
Photo notes	-

Photo1

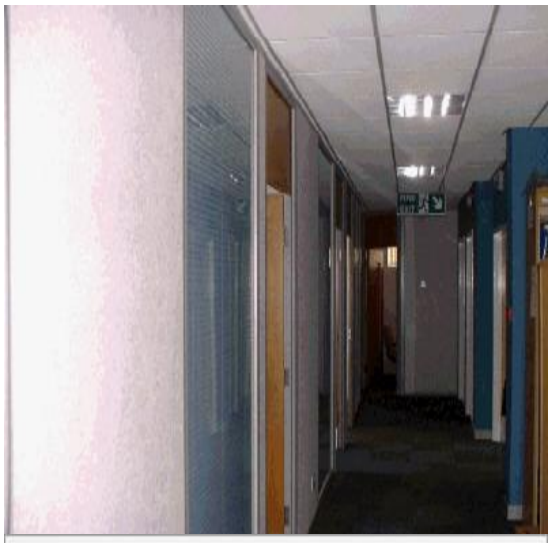

Photo2

Photo3

Back

Generic Category	Walls - internal
CG Code	31500K
Specific	Doors
Descriptive	Standard Pair flush solid core
Tech1	includes frame, ironmongery & painting
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£1,070
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Standard Pair, flush, solid core includes ironmongery and painting
Referencing details	Number of doors
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - internal
CG Code	31500G
Specific	Doors
Descriptive	Standard single flush hollow core
Tech1	includes frame, ironmongery & painting
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£385
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Standard single, flush, hollow core includes ironmongery and painting
Referencing details	Number of doors
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - internal
CG Code	31500H
Specific	Doors
Descriptive	Standard single flush solid core
Tech1	includes frame, ironmongery & painting
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£548
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Standard single, flush, solid core includes ironmongery and painting
Referencing details	Number of doors
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - internal
CG Code	31500F
Specific	Interior Doors
Descriptive	Softwood, single leaf
Tech1	includes ironmongery & painting
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£365
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Softwood, single leaf, includes ironmongery and painting
Referencing details	Number of doors
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - internal
CG Code	30Z00K
Specific	Metal Stud Gyproc Faced
Descriptive	2 Hour Fire Protection
Tech1	100mm Thick
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£63
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Two hour partition, gyproc metal stud comprising two layers of 12.5mm fire line board both sides, painting.
Referencing details	Based on Wall area = m2
Cost information notes	Includes skirting boards but excludes doors, glazed areas and windows.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - internal
CG Code	30Z00A
Specific	Timber Stud Partitions
Descriptive	100mm Thick
Tech1	12.5mm Plasterboard & skim both sides
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£72
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Timber studwork partition covered with 12.5mm plasterboard each side and skim coat of plaster, painting 100mm thick.
Referencing details	Based on Wall area = m2
Cost information notes	Includes skirting boards but excludes doors, glazed areas and windows.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - internal
CG Code	30Z00F
Specific	Timber Stud Partitions
Descriptive	150mm Thick
Tech1	12.5mm Plasterboard & skim both sides
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£78
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Timber studwork partition covered with 12.5mm plasterboard each side and skim coat of plaster, painting 100mm thick.
Referencing details	Based on Wall area = m2
Cost information notes	Includes skirting boards but excludes doors, glazed areas and windows.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - internal
CG Code	30Z02A
Specific	WC Cubicles
Descriptive	Melamine faced
Tech1	Standard Economical Grade
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£540
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	WC Cubicles melamine faced cubicles - Standard/economical grade.
Referencing details	Count & record - note Quality
Cost information notes	Excludes sanitary fittings, toilet roll holders. Cost code is for standard grade.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical basic quality cubicles. Photo 2 - High quality units.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - internal
CG Code	30Z02F
Specific	WC Cubicles
Descriptive	Melamine faced
Tech1	High Quality
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£2,804
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	WC Cubicles melamine faced cubicles - High Quality grade.
Referencing details	Count & record - note Quality
Cost information notes	Excludes sanitary fittings, toilet roll holders. Cost code is for High Quality.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical basic quality cubicles. Photo 2 - High quality units.
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - linings
CG Code	30P0HP
Specific	60mm Insulation
Descriptive	Includes coloured lining panels
Tech1	-
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£158
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	60mm glass fibre insulation and colour coated galvanised steel inner liner panels fixed with hook bolts and washers excluding supporting rails.
Referencing details	Area of lining material = m2 & Age
Cost information notes	In addition to basic building shell.
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical Microrib panel
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - linings
CG Code	31F305
Specific	Acid Resistant Linings
Descriptive	2mm sheet membrane
Tech1	with fully welded joints
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£87
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	2mm acid resistant membrane including fully welded joints
Referencing details	Area of lining material & age
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - linings
CG Code	31F310
Specific	Acid Resistant Linings
Descriptive	Glass reinforced laminate
Tech1	5mm thick applied in 3 coats
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£131
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	5mm glass reinforced laminate applied in three coats.
Referencing details	Area of lining material & age
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - linings
CG Code	31F320
Specific	Acid Resistant Linings
Descriptive	Glazed Ceramic wall tiling
Tech1	Epoxy adhesive & grout
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£79
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Glazed ceramic wall tiling including epoxy adhesive and grout.
Referencing details	Area of lining material & age
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

Photo2

Photo3

Back

Generic Category	Walls - linings
CG Code	31F300
Specific	Acid Resistant Linings
Descriptive	Liquid applied polyeurethane
Tech1	2mm
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£62
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	2mm thick liquid applied polyeurethane membrane
Referencing details	Area of lining material & age
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Walls - linings
CG Code	30P0FA
Specific	Refractory Bricks
Descriptive	1/2 brick (102mm)
Tech1	Flue & pit linings to 1600 °C
Tech2	In fire clay cement mortar
Unit size	-
Unit of measurement	m2
ERC	£191
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Specialist brick to inside of kilns, chimneys and high temperature burners, flues etc.
Referencing details	Area of lining material & age
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Walls - linings
CG Code	30P0F2
Specific	Refractory Bricks
Descriptive	1/2 brick (102mm) - Grade quality 30
Tech1	Lightweight insulation blocks
Tech2	Flue & pit linings to 1600 °C
Unit size	-
Unit of measurement	m2
ERC	£236
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Specialist brick to inside of kilns, chimneys and high temperature burners, flues etc.
Referencing details	Area of lining material & age
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Walls - linings
CG Code	30P0F1
Specific	Refractory Bricks
Descriptive	One brick (230mm)
Tech1	Flue & pit linings to 1600 °C
Tech2	In fire clay cement mortar
Unit size	-
Unit of measurement	m2
ERC	£228
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Specialist brick to inside of kilns, chimneys and high temperature burners, flues etc.
Referencing details	Area of lining material & age
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Walls - linings
CG Code	30P0F3
Specific	Refractory Bricks
Descriptive	One brick (230mm) - Grade quality 30
Tech1	Lightweight insulation blocks
Tech2	Flue & pit linings to 1600 °C
Unit size	-
Unit of measurement	m2
ERC	£300
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Specialist brick to inside of kilns, chimneys and high temperature burners, flues etc.
Referencing details	Area of lining material & age
Cost information notes	-
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

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Generic Category	Waste Storage Bunker
CG Code	42W01C
Specific	RF Concrete bunker above ground
Descriptive	Bunker structure only
Tech1	Less than 1,000m3 Volume
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£170
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Commonly found in the reception halls of Energy from Waste Plants.. Purpose of the bunker is to provide waste storage capacity above ground but below the tipping floor. The bunker is constructed in a single pour, walls 0.5m thick. Housed within main structure of the waste facility to minimise the escape of odours. Overhead grab cranes used to mix and break up the incoming waste, to ensure homogeneity of feed to the combustion chambers. Volume of the bunker is >1000m3
Referencing details	Internal Volume & adjusted for wall thickness
Cost information notes	Bunker construction only included
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

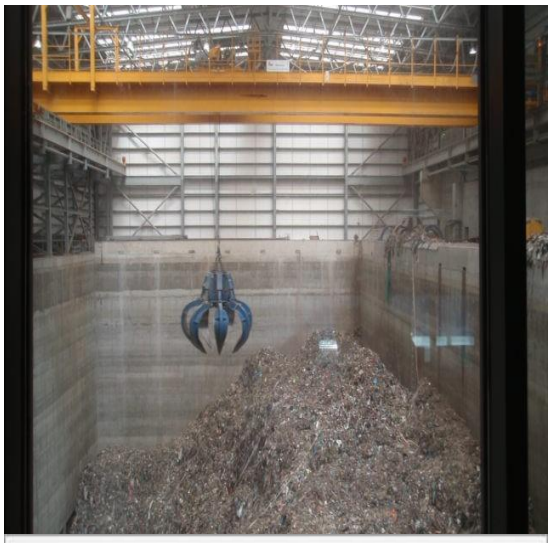

Photo2

Photo3

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Generic Category	Waste Storage Bunker
CG Code	42W01D
Specific	RF Concrete bunker above tipping floor
Descriptive	Bunker structure only
Tech1	Over 1,000m3 Volume
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£105
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Commonly found in the reception halls of Energy from Waste Plants.. Purpose of the bunker is to provide waste storage capacity above the tipping floor. The bunker is constructed in a single pour, walls 0.5m thick. Housed within main structure of the waste facility to minimise the escape of odours. Overhead grab cranes used to mix and break up the incoming waste, to ensure homogeneity of feed to the combustion chambers. Volume of the bunker is >1000m3
Referencing details	Internal Volume & adjusted for wall thickness
Cost information notes	Bunker construction only included
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

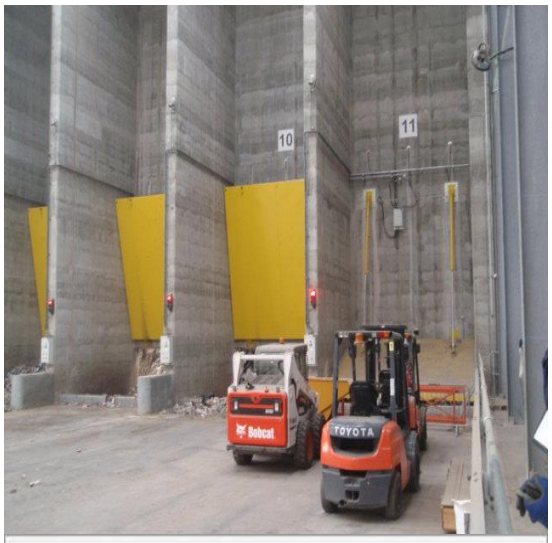

Photo2

Photo3

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Generic Category	Waste Storage Bunker
CG Code	42W01B
Specific	RF Concrete bunker below ground
Descriptive	Bunker structure only
Tech1	Over 1,000m3 Volume
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£212
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Commonly found in the reception halls of Energy from Waste Plants. Purpose of the bunker is to provide waste storage capacity below ground and below the tipping floor. The bunker is constructed in a single pour, walls 0.5m thick. Housed within main structure of the waste facility to minimise the escape of odours. Overhead grab cranes used to mix and break up the incoming waste, to ensure homogeneity of feed to the combustion chambers. Volume of the bunker is >1000m3
Referencing details	Internal Volume
Cost information notes	Bunker construction only included
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

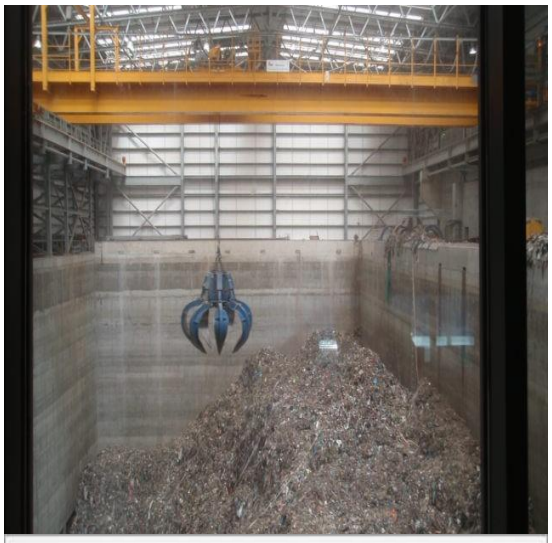

Photo2

Photo3

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Generic Category	Waste Storage Bunker
CG Code	42W01E
Specific	RF Concrete bunker separator walls
Descriptive	Bunker structure only
Tech1	0.5m thick walls
Tech2	-
Unit size	-
Unit of measurement	m3
ERC	£431
Superseded codes	-
Location factor	Location Adjustment Applicable (See Guidance Notes) - ERC = UK mean of 1.00
Description	Commonly found in the waste reception halls of Energy From Waste Plants where the tipping floor discharges waste into chute fed or below floor bunkers. The separator walls are normally constructed in a single pour and 0.5m thick.
Referencing details	Volume of concrete wall
Cost information notes	Concrete wall construction only included
rateable element	-
non rateable element	-
Adjusted Plant and Machinery	-
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	-
Photo notes	-

Photo1

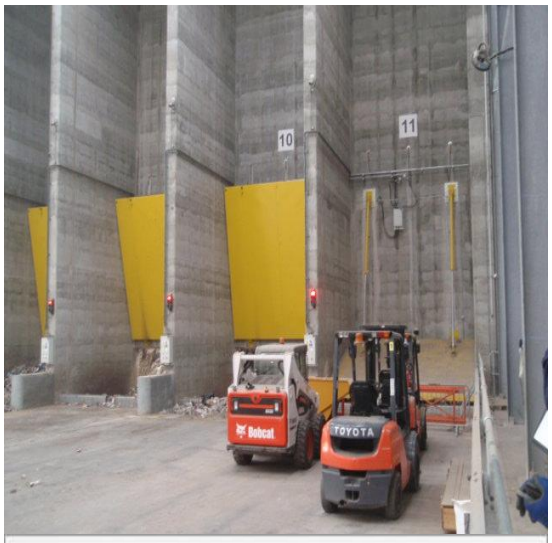

Photo2

Photo3

Back

Generic Category	Weighbridges
CG Code	3000Q1
Specific	Electric Load Cells
Descriptive	Concrete Base
Tech1	With raised ends or shallow pit
Tech2	-
Unit size	-
Unit of measurement	m2
ERC	£9,638
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Cost is for housing or settings. Electric weighbridges and weigh beams operate by load cells resting on over site concrete. Weighbridges are generally 3 metres wide and 12 to 15 metres long: a 450mm depth is required below the weighbridge to house the load cells. This may be achieved by a shallow pit or, more usually, by the use of access ramps and a flat concrete approach at each end to a raised plate level. Weighing capacity is usually 20,30,40 or 50 tonnes.
Referencing details	Overall size of pit or individual cell support blocks Weighbridge plates are generally 3 m wide and between 12 - 15 m long. These are not rateable it is the supports, settings and founds to them that are Class 4.
Cost information notes	-
rateable element	Supports, settings and founds together with access ramps
non rateable element	Weighbridge plates
Adjusted Plant and Machinery	Ramped access - concrete , steel or tarmac. Control cabins or kiosks
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Typical weighbridge plate over pit.
Photo notes	-

Photo1

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Generic Category	Weighbridges
CG Code	3000Q7
Specific	Mechanical within pit
Descriptive	Railway
Tech1	Less than 1.2m Depth
Tech2	20 Tonnes
Unit size	-
Unit of measurement	Each
ERC	£7,334
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Cost is for the pit that houses the mechanical weighing equipment on which a metal plate and rail track sits. Pits normally have a depth of up to 1.2m and the length and width of the plate will depend on the size of the rolling stock. The pit is required below the weighbridge to house the mechanical load cells. Weighing capacity is usually up to 20 tonnes.
Referencing details	Overall size of pit
Cost information notes	-
rateable element	Supports, settings and founds
non rateable element	Weighbridge plates
Adjusted Plant and Machinery	Control cabins or kiosks
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical weighbridge plate over pit
Photo notes	-

Photo1

Photo2

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Generic Category	Weighbridges
CG Code	3000Q8
Specific	Mechanical within pit
Descriptive	Railway
Tech1	1.2m - 1.5m Depth
Tech2	50 Tonnes
Unit size	-
Unit of measurement	Each
ERC	£8,503
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Cost is for the pit that houses the mechanical weighing equipment on which a metal plate and rail track sits. Pits normally have a depth between 1.2 metres and 1.5 metres and the length and width of the plate will depend on the size of the rolling stock. The pit is required below the weighbridge to house the mechanical load cells. Weighing capacity is usually up to 50 tonnes.
Referencing details	Overall size of pit
Cost information notes	-
rateable element	Supports, settings and founds
non rateable element	Weighbridge plates
Adjusted Plant and Machinery	Control cabins or kiosks
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical weighbridge plate over pit
Photo notes	-

Photo1

Photo2

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Generic Category	Weighbridges
CG Code	3000Q5
Specific	Mechanical within pit
Descriptive	Road
Tech1	400mm Depth
Tech2	20 Tonnes
Unit size	-
Unit of measurement	Each
ERC	£5,883
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Cost is for the pit that houses the mechanical weighing equipment on which a metal plate, flush with the road surface, sits. Weighbridges are generally 3 metres wide and 12 to 15 metres long: a 450mm depth is required below the weighbridge to house the mechanical load cells. Weighing capacity is usually up to 20 tonnes
Referencing details	Overall size of pit
Cost information notes	Care must be exercised to ensure that the mechanical pit costs do not exceed those for the equivalent load cell setup.
rateable element	Supports, settings and founds
non rateable element	Weighbridge plates
Adjusted Plant and Machinery	Control cabins or kiosks
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical weighbridge plate over pit
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Weighbridges
CG Code	3000Q6
Specific	Mechanical within pit
Descriptive	Road
Tech1	400mm Depth
Tech2	50 Tonnes
Unit size	-
Unit of measurement	Each
ERC	£10,321
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Cost is for the pit that houses the mechanical weighing equipment on which a metal plate, flush with the road surface, sits. Weighbridges are generally 3 metres wide and 12 to 15 metres long: a 450mm depth is required below the weighbridge to house the mechanical load cells. Weighing capacity is usually up to 50 tonnes
Referencing details	Overall size of pit
Cost information notes	Care must be exercised to ensure that the mechanical pit costs do not exceed those for the equivalent load cell setup.
rateable element	Supports, settings and founds
non rateable element	Weighbridge plates
Adjusted Plant and Machinery	Control cabins or kiosks
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Typical weighbridge plate over pit
Photo notes	-

Photo1

Photo2

Photo3

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Generic Category	Weighbridges
CG Code	3000Q2
Specific	Weigh Beams
Descriptive	Pit for Each individual beam
Tech1	With concrete or tarmac between individual pits
Tech2	-
Unit size	-
Unit of measurement	Each
ERC	£610
Superseded codes	-
Location factor	Considered Not Applicable at time of Publication
Description	Weigh beams are generally 3 metres wide and 750mm long; a 275mm deep box is set in the concrete or tarmac paving to house the beams. Cost is for housing or settings. Instead of having a large plate a series of Weigh beams are normally installed. A 275mm deep box is set in the concrete or tarmac paving to house the beams & over a length of 15 m there may be 4 or 5 beams. Within each pit is set the electrical cells on which a steel plate sits. The cost of a single box / pit is given but additions are required for the concrete / tarmac area between them , which is often re-enforced.
Referencing details	Overall size of pit or individual cell support blocks
Cost information notes	For cost of concrete between pits see Item Code 300065
rateable element	Supports, settings and founds together with access ramps
non rateable element	Weighbridge plates
Adjusted Plant and Machinery	Ramped access - concrete , steel or tarmac. Control cabins or kiosks
Number of items adjusted	-
Contract size adjustment	(BEAMS Note 2) The ERC for this item should be added to all other rateable items on the hereditament (except land). Therefore the total of the ERC of the other Building Items and the P&M ERC (where applicable) to enable the correct contract size adjustment to be made. ERC of Building Component + ERC of P&M = Total ERC to which contract size adjustment should be applied. The appropriate % adjustment should be made in accordance with the scale for contract size adjustment specified under section 6 of the RCG Guidance notes. The currency ERC rates are set at £4m (Four Million Pounds) @ 1st April (AVD) for the RCG Publication.
Variations	-
Photo description	Photo 1 - Above ground unit with sloped access ramp. Photo 2 - ground level weigh beam Photo 3 - Typical site installation- ramped roadway
Photo notes	-

Photo1

Photo2

Photo3